

Appendix B

**Comments Received on Notice of Preparation**

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**TARGETED GENERAL PLAN AMENDMENT  
AND  
COMPREHENSIVE ZONING ORDINANCE UPDATE  
AGENCY AND PUBLIC COMMENTS  
FOR  
THE ENVIRONMENTAL IMPACT REPORT NOTICE OF  
PREPARATION**

**MAY 25, 2012 THROUGH JULY 10, 2012**

**PRESENTED TO THE BOARD OF SUPERVISORS AND PLANNING COMMISSIONERS ON JULY 12, 2012 FOR  
REVIEW AND CONSIDERATION DURING THE 2012 ZONING ORDINANCE WORKSHOP  
(WEEK OF JULY 16, 2012)**



# F. d: Targeted General Plan Amendment & Zoning Ordinance Update

1. message

Shawna Purvines <shawna.purvines@edcgov.us>  
To: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>  
Cc: Valerie Zentner <valeriez@edcfb.com>

Wed, Jul 11, 2012 at 8:56 AM

Thank you Valerie

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

From: Valerie Zentner <valeriez@edcfb.com>  
Date: Wed, Jul 11, 2012 at 7:37 AM  
Subject: Targeted General Plan Amendment & Zoning Ordinance Update  
To: Shawna Purvines <shawna.purvines@edcgov.us>  
Cc: The BOSONE <bosone@edcgov.us>, The BOSTWO <bostwo@edcgov.us>, The BOSTHREE <bosthree@edcgov.us>, bosfour@edcgov.us, The BOSFIVE <bosfive@edcgov.us>, Charlene Carveth <charlene.carveth@edcgov.us>

Shawna,

Attached is the Farm Bureau's comment letter on the NOP. We look forward to attending next week's workshops with the Board of Supervisors and Planning Commission. We will submit additional comments specific to the Public Review Draft zoning ordinance at that time. In the meantime, if you have any questions on the attached please feel free to contact me.

Valerie Zentner, Executive Director  
El Dorado County Farm Bureau

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Email scanned by PC Tools - No viruses or spyware found.  
(Email Guard: 9.0.0.898, Virus/Spyware Database: 6.20120)  
<http://www.pctools.com/>  
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Shawna L. Purvines  
Sr. Planner  
Development Services  
El Dorado County  
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Thank you.

Farm Bureau Comments - EDC TGPA-Zoning NOP.pdf  
45K





2460 Headington Road  
Placerville, CA 95667-5216  
Phone: 530.622.7773  
Fax: 530.622.7839  
Email: info@edcfb.com

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July 10, 2012

County of El Dorado  
Development Services Department  
Planning Services  
2850 Fairlane Court  
Placerville, CA 95667

Attention: Shawna Purvines, Senior Planner

Subject: Notice of Preparation of a Draft Program Environmental Impact Report (DEIR) for the El Dorado County Targeted General Plan Amendment and Zoning Ordinance Update

Dear Shawna,

The El Dorado County Farm Bureau has reviewed the Notice of Preparation for the Targeted General Plan Amendment (TGPA) and Zoning Ordinance Update (ZOU) and is pleased to provide our comments. In general we find that the project description identifies those areas of concern that have been discussed during the General Plan's five year review process in which we have participated. Following are our remarks on the Project Description:

### **General Plan Amendments**

- **Land Use Map** – We appreciate the county's amendment to the boundary of the Camino/Pollock Pines Community Region as well as the expansion of the Agriculture District boundaries. These actions will benefit the agricultural industry by minimizing potential incompatibilities with surrounding land uses.
- **Policies for Amendment** – We support the policies identified for consideration of amendment. Many of the proposed amendments could encourage commercial and industrial opportunities for agriculture in Rural Regions and Rural Centers. Providing for a wide range of support services and streamlining permitting processes are vital to the industry. Allowing ranch marketing opportunities on grazing land will provide important revenue opportunities for our cattle industry.

*Protect, promote, and enhance the economic opportunities and long-term viability  
for El Dorado County farmers, ranchers, and foresters.*

- **Policies for Analysis** – Farm Bureau supports the consideration of amending the Community Regions or Rural Center planning areas to include a process for changing these designated areas as needs dictate.

**Zoning Ordinance Update** A critical part of this effort is to ensure that the Zoning Ordinance is brought into consistency with the policies and objectives of the General Plan. The comprehensive update must include a revised Zoning Map that reflects the underlying Land Uses adopted in 2004. The proposed zoning ordinance needs a comprehensive review to resolve internal inconsistencies.

Landowners of rolled out Williamson Act lands may still be actively engaged in agricultural pursuits. When developing mapping criteria, it should not be assumed that rolled out lands are now residential in nature. We request that all parcels that are currently zoned agriculture, including those no longer under CLCA contract, be reviewed to ensure an agricultural zoning is maintained. As the county implements the new zone designations that are proposed for agriculture, this is an opportunity to ensure consistency within the Agriculture Districts and Rural Regions where agriculture occurs. We support a zoning “opt-in” process that protects existing agricultural uses in the county. This is consistent with the goals of the General Plan and Resolutions of Intent.

Additional comments will be provided on the Public Review Draft ordinance at the Workshops to be held the week of July 16 with the Planning Commission and Board of Supervisors.

### **Project Objectives**

- **TGPA** – Farm Bureau supports policies that encourage job creation that promote and protect agriculture in the county.
- **Zoning Ordinance Update** – The items identified in the objectives reflect the discussions and priorities of the five year review process. The specific language will be addressed as identified above.

### **Level of Detail for Environmental Analysis**

Farm Bureau agrees that a program-level analysis should identify the additional potentially significant impacts of the proposed changes. We support the county conducting a full range of analysis so that the Board of Supervisors will be equipped with information of the environmental effects of the proposed options so that they may make needed changes to the County’s planning documents.

### **Alternatives to be addressed in the EIR**

We will comment on the proposed project alternatives as they are identified later from the environmental analysis.

We look forward to seeing these issues addressed adequately in the environmental analysis. We thank you for the opportunity to participate in this important process. The point of contact for our organization for all future correspondence is the undersigned. For telephone inquiries, please contact our Executive Director, Valerie Zentner, at (530) 622-7773.

Sincerely,

A handwritten signature in dark ink, appearing to read "James E. Davies", with a stylized flourish extending to the right.

James E. Davies  
President

cc: El Dorado County Board of Supervisors  
El Dorado County Agricultural Commissioner, Charlene Carveth



Re: Fwd: NOTE Location - EDHAPACCommunit. CouncilAgenda7-11-2012

1 message

Shawna Purvines <shawna.purvines@edcgov.us>  
To: Arowett <arowett@pacbell.net>  
Cc: aliceklinger@earthlink.net, hidahl@aol.com, tgpa-zou@edcgov.us

Tue, Jul 10, 2012 at 5:07 PM

Thanks Norm,

John...if you would still like to include the cover letter mentioned below I just need it before going to print tomorrow morning.

Thanks  
Shawna

On Tue, Jul 10, 2012 at 2:42 PM, Arowett <arowett@pacbell.net> wrote:

Shawna I sent the final comments for the nop to john today round noon. he should send to you sometime later if not I'll send them before 5 o'clock  
thank you norm

Sent via the Samsung Galaxy S. II Skyrocket™, an AT&T 4G LTE smartphone.

----- Original message -----

Subject: Fwd: NOTE Location - EDHAPACCommunityCouncilAgenda7-11-2012  
From: Shawna Purvines <shawna.purvines@edcgov.us>  
To: aliceklinger@earthlink.net, John H <Hidahl@aol.com>, Norman & Sue <arowett@pacbell.net>  
CC: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

Hi Alice, John and Norm,

I see below discussion of submitted comments on July 3rd and July 9th. I haven't seen them and wanted to make sure we have them.

Can you send them and/or resend them to me.

Thanks  
Shawna

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

From: Planning Unknown <planning@edcgov.us>  
Date: Tue, Jul 10, 2012 at 8:47 AM  
Subject: Fwd: NOTE Location - EDHAPACCommunityCouncilAgenda7-11-2012  
To: Lillian Macleod <lillian.macleod@edcgov.us>, Shawna Purvines <shawna.purvines@edcgov.us>

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

From: Alice Klinger <aliceklinger@earthlink.net>  
Date: Mon, Jul 9, 2012 at 9:35 PM  
Subject: NOTE Location - EDHAPACCommunityCouncilAgenda7-11-2012  
To: Alice Klinger <aliceklinger@earthlink.net>

The agenda for the combined meeting is attached.

Alice



AGENDA FOR COMBINED MEETING: Wednesday July 11, 2012 – 7:00 pm

Held at: El Dorado Hills Fire Station 85,1050 Wilson Blvd., El Dorado Hills

1. Call to Order
2. Adoption of Agenda
3. Public Comment
4. Guest Speakers: None
5. Correspondence
6. Supervisor Communications
7. APAC:

## Subcommittee Reports:

## 1) Green Valle. Corridor (GVC) Subcommittee Report

- a. Review and approve the Subcommittee's letter on the Notice of Preparation (NOP) of an EIR report submitted to County on July 3<sup>rd</sup>, 2012 and finalize APAC's comments.

## 2) Targeted General Plan Amendment (TGPA) and Zoning Ordinance Update (ZOU) Subcommittee Report

- a. Review and approve the Subcommittee's letter on the Notice of Preparation (NOP) of an EIR report submitted to County on July 9<sup>th</sup>, 2012 and finalize APAC's comments.

## 3) Latrobe/White Rock Road Corridor (L/WRC) Subcommittee Report

- a. El Dorado Retirement Residence-review and approve additional subcommittee comments
- b. Silva Valley Road @ Hwy 50- Request for 3 way stop sign letter submittal

4) S02-00037-R- Gold Key Boathouse Revision (El Dorado Hills Self Storage/Dave Ciapponi/Ogilvy Consulting)  
TAC meeting was July 9<sup>th</sup>- A request for a revision to a special use permit to allow marine vessel and non-automotive repair, the sale of new and used marine vessels and non-automotive vessels and the sales of parts and retail items related to boating....recreation items. The self-storage element of the special use permit would be eliminated and replaced with the boat sales and services. Boat storage would continue at the site as a full service business...3.51 acres...on the south side of Suncastr Lane approximately 800 feet West of the intersection with Latrobe Road...

5) Z 11-0007 & TM 11-1504- Wil. on **Estates**- A request to rezone . this is the revised of the project East of the Church on Green Valley Road. Comment is due by July 16<sup>th</sup>.

## Council Member Items

## Adjournment

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Sr. Planner  
Development Services  
El Dorado Count.  
Phone:(530) 621-5362  
[shawna.purvines@edcgov.us](mailto:shawna.purvines@edcgov.us)  
[www.edcgov.us](http://www.edcgov.us)

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7/11/12

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## F. d: Comments on TGPA/ZOU NOP

1 message

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Shawna Purvines <shawna.purvines@edcgov.us>

Tue, Jul 10, 2012 at 4:43 PM

To: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

Cc: Lindell Price <lindellprice@gmail.com>

Thanks Lindell

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

From: Lindell Price <lindellprice@gmail.com>

Date: Tue, Jul 10, 2012 at 4:36 PM

Subject: Comments on TGPA/ZOU NOP

To: Shawna Purvines <shawna.purvines@edcgov.us>

Cc: Michael Ranalli <mranalli@aol.com>, Claudia Wade <claudia.wade@edcgov.us>

Sorr. that I was not able to send this via the County website or submit it sooner.

Lindell P. ice  
Cameron Park, CA  
(916) 804-7316

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Shawna L. Purvines  
Sr. Planner  
Development Services  
El Dorado County  
Phone:(530) 621-5362  
[shawna.purvines@edcgov.us](mailto:shawna.purvines@edcgov.us)  
[www.edcgov.us](http://www.edcgov.us)


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*A “General Plan” should be general and provide basic goals and policies. Specific details may need to be changed to address new technologies, standards, or circumstances. Therefore, I strongly support (see TGPA/ZOU NOP 19.), “... the removal of Table TC-1 and move to another document (i.e. Standard Plans or Land Development Manual). Additionally, review the impact of reduction of road spacing, right-of-way widths and roadway widths to meet the intent of the housing elements as described in the ROI.” **Overly large intersection spacing, roadway and right of way widths will impede General Plan objectives. Since “roadway” can be interpreted as referring only to the lanes in which vehicles travel or the “traveled way,” replace the words “roadway(s)” with “road(s)” where ever appropriate.***

(see TGPA/ZOU NOP 23.) Policy TC-Xg: Amend to clarify the requirement that development constructs or funds necessary **multimodal** road improvements, and include the requirement to design, or fund design.

(see TGPA/ZOU NOP 26.) *Policies TC 4i, TC-5a, TC-5b, and TC-5c:* Amend to provide more flexibility of ~~when~~ **where** sidewalks are required, **including fees for improved pedestrian circulation (such as road crossings and**

**pedestrian paths) on the adjacent major roads in lieu of sidewalks on low-speed, low-volume roads.**

(see TGPA/ZOU NOP 28.) *Add New Policy* to support the development of ~~new or substantially improved roadways~~ **roads** to accommodate all users, including bicyclists, pedestrians, transit riders, children, older people, and disabled people, as well as motorists, to comply with Assembly Bill 1358, the Complete Streets Act of 2008. Add implementation measure to update the applicable manuals and standard plans to incorporate elements in support of all users, **including standards for new roads and methodology for prioritizing improvements to the existing road network, so that funding can be identified and cost-effective improvements incorporated with routine maintenance.**

*Lindell Price*



TGPA-ZOU ZOU &lt;tgpa-.ou@edcgov.us&gt;

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## Scoping Commens TGPA&ZOupdate

1 message

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Lisa Couper <lcouper@fastkat.com>  
Repl. -To: Lisa Couper <lcouper@fastkat.com>  
To: Shawna Pervines <TGPA-ZOU@edcgov.us>  
Cc: Ray Nutting <raynutting@hughes.net>


Tue, Jul 10, 2012 at 12:13 PM

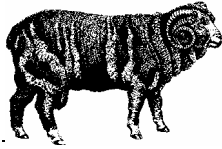
For inclusion in the scoping comments on this document.

Lisa

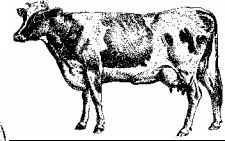
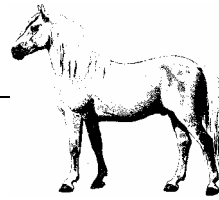
Lisa S. Couper, DVM  
LS Couper DVM Photograph. - "The world is my studio."  
4610 Grazing Hill Rd  
Shingle Springs, CA 95682  
[530-677-4558](tel:530-677-4558)  
[lcouper@fastkat.com](mailto:lcouper@fastkat.com)

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 TGPA& Zoning Ordinance Update Comments LC.doc  
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*Lisa S. Couper, DVM*  
 4610 Grazing Hill Rd.  
 Shingle Springs, CA 95682  
 530-677-4558  
[lcouperdvm@fastkat.com](mailto:lcouperdvm@fastkat.com)



To: Shawna Purvines  
 Senior Planner – El Dorado County  
 2850 Fairlane Court  
 Placerville, CA 95667  
[TGPA-ZOU@edcgov.us](mailto:TGPA-ZOU@edcgov.us)

Date: 7/9/2012

## **RE: Scoping for the Targeted General Plan Amendment and Zoning Ordinance Update – EIR**

### **General Comments - Overview**

The EIR must address and evaluate of the impact the changes in the Zoning Ordinance will have on Greenhouse Gas Emissions, Land Use and Air Quality and per its purpose is as stated in *Purposes of the Zoning Ordinance* it must also Encourage economic activities and Maintain cultural resource values.

In reading through the many support documents generated in this process I see ample justification for the loosening of restrictions on high density development in the core areas and along the Highway 50 corridor and for the larger scale businesses and agriculture in El Dorado County. Conversely I see no justification for the significantly increased restrictions on the Residential Lands. The ordinances proposed significantly limit the uses allowed by right on these parcels when compared with the existing Zoning Ordinance. Activities (Uses) and home occupations currently allowed by right will require a CUP or be eliminated.

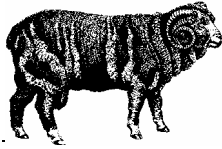
One of the major issues that arose in the evaluation of the housing to jobs ratio was that El Dorado County was very behind in the creation of jobs. How can any further restrictions on home occupations and uses allowed on residentially zoned lands be justified in the light of this, especially in the current economic times.

In light of the fact that the glossary of Animal; domestic farm, the Permitted Use Matrix and ordinance below when combined do not allow for residents on less than one acre to have a pet dog or cat and other similar issues with the document I question its readiness to go forward into an EIR until these logical inconsistencies have been found and eliminated.

### **17.40.080 Animal Raising and Keeping**

C. No domestic farm animal, as defined in Article 8 (Animal: domestic farm), shall be kept on a lot of less than one acre in any residential zone.

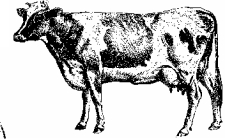
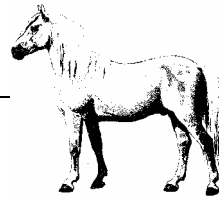




*Lisa S. Couper, DVM*

4610 Grazing Hill Rd.  
Shingle Springs, CA 95682  
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## **Residential Zoning – Home Occupations allowed by right.**

The EIR needs to address and quantify the impact that the changes in occupations allowable by right will have on the county economy. Restrictions proposed will lead to fewer home occupations, more commute jobs and increased seeking of goods and services outside of the county. The impact should be compared with alternatives including no change in the current zoning and a change to a more permissive set of occupations.

The EIR must also address the impact that the this change in home occupations will have on Air Quality, Green House Emissions, quality of life and cultural resource values.

There is not proper provision for grandfathering of existing businesses in the Draft Zoning Ordinance. What will be the impact of this.

## **Residential Zoning – Permitted Uses Matrix**

While the Draft Zoning Ordinance admirably reinforces the right to farm on Agricultural Parcels it unduly restricts or eliminates the ability of persons on residential parcels to grow food and raise animals.

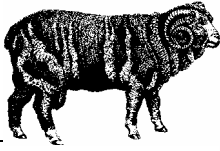
Something that was overlooked in the Zoning Ordinance is the provision of small open space plots for community gardens in high density residential areas. There could be an additional density bonus allotted for this in the ordinance. The EIR should address this alternative along with the potential benefits to the community, the cultural values, the economy, the health and well being of the community residents and to the developers of these parcels.

Per the glossary and the Draft Zoning Ordinance.

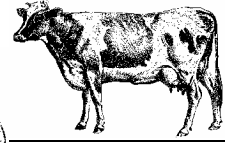
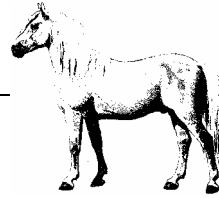
**Animal, Domestic Farm.** Any of a number of animal species commonly reared or used for food, fur, herding, riding, or other similar uses, including but not limited to horses, cattle, sheep, herding dogs, goats, pigs, rabbits, poultry, ostriches, emus, and small fur-bearing animals not classified as exotic or wild.

**Animal, Exotic.** Any bird, mammal, fish, amphibian, or reptile not normally domesticated in the state of California, as determined by the California Department of Fish and Game.

**Animal Keeping.** (Use Type) The maintaining, keeping, feeding, and raising of animals. (See Section 17.40.070: Animal Raising and Keeping).



*Lisa S. Couper, DVM*  
 4610 Grazing Hill Rd.  
 Shingle Springs, CA 95682  
 530-677-4558  
 lcouperdvm@fastkat.com



**17.40.080 Animal Raising and Keeping**

C. No domestic farm animal, as defined in Article 8 (Animal: domestic farm), shall be kept on a lot of less than one acre in any residential zone.

In RM, R1 and R20K zoning domestic animal keeping is not allowed. What will be the impact to existing and future residents that are not even allowed to keep a pet dog or cat per the Permitted Use Matrix and glossary definition provided in the Zoning Ordinance. Additionally, the EIR needs to address the impact of not allowing the keeping of small domestic farm animals such as a few rabbits or chickens (not roosters) on a residential lot.

**Further issues from the glossary definitions**

**Grazing.** (Use Type) The raising and feeding of domestic farm animals where the primary source of food is the vegetation grown on the site, including irrigated and non-irrigated pastures.

**Livestock, High Density.** (Use Type) The keeping and raising of domestic farm animals, such as cattle, horses, pigs, goats, sheep, rabbits, poultry, ostriches, and emus, for commercial purposes, where the primary source of food is other than the vegetation grown on site, such as dairies, feedlots, and similar large-scale operations.

Per the **Livestock, High Density** definition and the seasonality of rainfall in El Dorado County and the lack of water for irrigation almost all domestic farm animals will require a primary feed source (at least a significant part of the year) that is not grown on site and will therefore meet this definition and not be allowed on any residential parcel regardless of size. What will be the impact of this definition or does it just need correcting.

If this is not an error then how will it impact existing resident's ability to house and keep their animals and how will it impact the county and its residents economically and culturally.

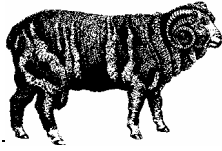
**Residential Zoning and Crops, Orchards and Vineyards**

Once again from the glossary:

The existing Zoning Ordinance for Residential Estate 5 and 10 acre reads:

17.28.190 Uses permitted by right. The following uses are allowed by right, without special use permit or variance:

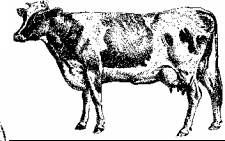
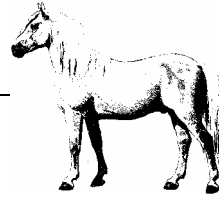
A. One single-family detached dwelling:



*Lisa S. Couper, DVM*

4610 Grazing Hill Rd.  
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530-677-4558

[lcouperdvm@fastkat.com](mailto:lcouperdvm@fastkat.com)



1. Accessory uses and structures including, but not limited to, garage, swimming pool, pumphouse, boathouse,
2. The renting of one room within the dwelling,
3. One guest house, not for rent or lease, and not to exceed four hundred square feet of floor space, as an accessory use to an existing dwelling, no guest house shall contain kitchen facilities;

*144 (Revised November 2010) El Dorado County Zoning Ordinance*

B. Barns, agricultural structures, etc.;

C. Home occupation such as accountant, advisor, appraiser, architect, artist, attorney, author,

broker, dressmaker, draftsman, dentist, engineer, handicrafts, insurance, photographer, physician, therapist, musician, teacher and other similar occupations conducted on the premises or by mail or telephone where the activities do not create a traffic problem; provided, that instruction is not given to groups in excess of four and concerts or recitals are

not held, and no display of goods is visible from the outside of the property; the use must be

carried on in the residence and be incidental to the residential use of the premises and be carried on by a resident thereon;

D. One unlighted sign not exceeding six square feet of message area and eight feet above ground level advertising authorized activities on the premises;

E. Raising and grazing of domestic farm animals and the cultivation of tree and field crops and the sale of such goods when produced on the premises and when in conformity with Chapters 17.14, 17.16 and 17.18;

F. Packing and processing of agricultural products produced on the premises without changing the nature of the products;

And for Single Family Residential Three-Acre it permits by right:

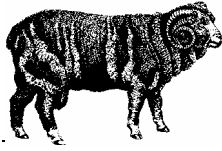
Raising and grazing of domestic farm animals and the cultivation of tree and field crops where it does not constitute a nuisance to adjacent properties and is in conformity with the provisions of Chapters 17.14, 17.16 and 17.18;

But does not permit packing and processing by right.

The Draft Zoning Ordinance states the general guidelines for Larger Residential Parcels as follows:

### **CHAPTER 17.24—RESIDENTIAL ZONES**

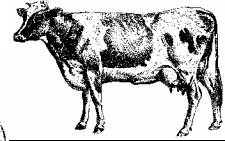
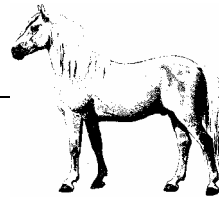
**3. One-acre Residential (R1A).** The R1A, One-acre Residential Zone, is intended to create a more dispersed residential character to an area and to minimize required services by providing for and regulating medium density residential development at the highest range of



*Lisa S. Couper, DVM*

4610 Grazing Hill Rd.  
Shingle Springs, CA 95682  
530-677-4558

*lcouperdvm@fastkat.com*



one dwelling unit per acre. Accessory structures and uses and limited agricultural pursuits are considered compatible with this zone.

**4. Two-acre Residential (R2A).** The R2A, Two-acre Residential Zone, is intended to create a more dispersed residential character to an area and to minimize required services by providing for and regulating medium density residential development at the mid-range of one dwelling unit per two acres. Accessory structures and uses and limited agricultural pursuits are considered compatible with this zone.

**5. Three-acre Residential (R3A).** The R3A, Three-acre Residential Zone, is intended to create a more dispersed residential character to an area and to minimize required services by providing for and regulating the development of medium density residential development at the lowest range of one dwelling unit per three acres. Accessory structures and uses and limited agricultural pursuits are considered compatible with this zone.

**6. Residential Estate (RE).** The RE, Residential Estate Zone is intended to preserve the rural character of an area and to minimize required services by providing for and regulating the development of low density and rural residential development at a range of densities to include one dwelling unit per five acres and one dwelling per 10 acres. Minimum lot size designations of —5 and —10 are applied to this zone based on surrounding land use compatibility, physical and infrastructural constraints, and General Plan land use designation. Said designations represent the minimum number of acres permitted for each lot. Agricultural structures and uses are considered compatible with this zone, as accessory to the residential use of the property.

So while Chapter 17.24 states repeatedly that “and limited agricultural pursuits are considered compatible with this zone” the Permitted Use Matrix and the glossary severely limit or eliminate the growing of crops, vineyards, orchards and the selling or packaging of these products.

From the glossary:

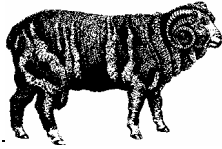
**Cropland.** (Use Type) Irrigated land that is used to grow grains, alfalfa, fruit or nut orchards, vineyards, or row and truck crops such as berries, pumpkins, or other fruits and vegetables.

**Nursery, Plants.** (Use Type)

**Retail.** A facility for the retail sale of plants, seeds, and accessory products, such as fertilizers and gardening supplies.

**Wholesale.** A place where plant material such as flowers, trees, fruits, vegetables, and/or herbs are cultivated in the ground or in greenhouses for sale to retailers.

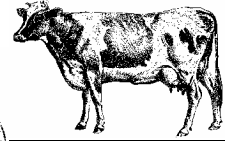
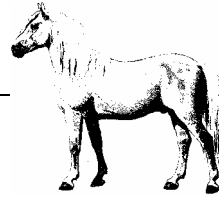
**Orchard and Vineyards.** (Use Type) The cultivation of fruit trees, nut trees, or grape vines for the commercial sale of their agricultural produce.



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**Packing.** (Use Type) The handling of fruit, grain, vegetables, trees, and other crops to ready it for shipping and sales without changing the nature of the product. Types of packing are further defined as follows:

**Processing of Agricultural Products.** (Use Type) The handling of agricultural products whereby the nature of the product is changed or altered, such as making juices, jams, and sauces from fruit, and the slaughtering of animals raised on the premises or on land in the vicinity under common ownership. This use type does not include the processing of grapes and other fruit juice into wine. See definition for Winery.

**Produce Sales.** (Use Type) The public sale of agricultural products grown on the same property where the sale is being conducted. This term specifically excludes the sale of products grown off site and processed products. (See Section 17.40.240: Produce Sales).

**Produce Stand.** Producer owned and operated facility for the sale of produce grown on the same site or as part of a shared multi-farm operation. (See Section 17.40.240: Produce Sales).

The logical consequence of the Matrix and the glossary would be:

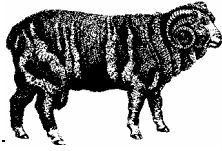
**Residents on R2A and R1A (and smaller) may not** even have a garden (crops), grow nursery plants, fruit trees (orchard) or grown grapes (vineyard). They may also not let their animals graze nor may they feed them as they would be classified as a feedlot.

**Residents on R3A** cannot have nursery plants, nor can they pack or process the products they produce.

**Residents on RE** are not permitted by right to have nursery plants or to process their products on site and would have to get a conditional use permit.

There are many small scale garden and nursery businesses that can and could function well on small parcels in residential areas. The existing ordinances allow for it. The EIR must address the impact these changes will have on the economy of the county and its residents and on their cultural values. The impact of the decreased ability to grow one's own food or to buy it locally must be addressed in its impacts on local jobs, air quality and traffic. This impact must be compared to the alternative of no change in the existing zoning and to a less restrictive set of ordinances increasing allowable farming activities.

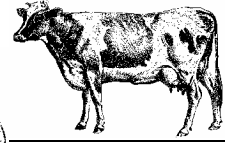
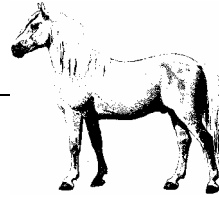
The EIR should address and evaluate the impact of a modified "right to farm" ordinance that would allow for the growing of food in residential areas by right but



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limit the spraying of chemicals and other activities such as dust and noise production that would impact other residents.

### **Residential Zoning and Slaughter**

D. The slaughtering of fowl or domestic farm animals owned by the property owner or lessee is not permitted in any residential zone, including R1, R1A, R2A, R3A, RE-5, and RE-10.

How will this ordinance impact the raising of animals for food and existing businesses within the county that provide this specific service. How is this supportive of our agricultural heritage in El Dorado County and the cultural values of its residents. It is understandable not to allow a "slaughter house" to be placed in a residential zone but it is not appropriate to prevent a resident from utilizing the food products they have grown on site. What will be the economic, cultural and lifestyle impact of this ordinance. We do not have a slaughter house in El Dorado County, how will this impact residents economically directly and indirectly as more revenue goes out of county and how will it impact air quality and green house gases.

For a county with an agricultural heritage and a strong 4H and FFA program the restrictions that the Draft Zoning Ordinance will place and the impact it will have on the existing cultural values and lifestyle of residents is extensive. We should be encouraging the production of food by our residents not impeding it.

I look forward to seeing these issues addressed in the upcoming EIR.

Signed,

Lisa S. Couper, DVM



TGPA-ZOU ZOU &lt;tgpa-.ou@edcgov.us&gt;

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**Re: P. blic Scoping Comments**

1 message

TGPA-ZOU ZOU &lt;tgpa-.ou@edcgov.us&gt;

Tue, Jul 10, 2012 at 12:30 PM

To: Kathleen Newell &lt;knewell@live.com&gt;

Cc: bostwo@edcgov.us, TGPA-ZOU ZOU &lt;TGPA-ZOU@edcgov.us&gt;

Hi Kathleen,

The comment period does not close until 5 p.m. today. We are preparing the Workshop Staff Reports and packets for the Board of Supervisors and Planning Commission this week and will include copies of all comments received including those from Public Agencies.

Sorry for the confusion, but Kim may have inadvertently reference the week of July 2nd. We had always intended to provide them this week following the close of the NOP comment period. Copies will be made available to the public following a release to the Board of Supervisors and Planning Commissioners. The entire packet will be posted to the Board agenda website by end of week.

Thanks

Shawna Purvines

On Mon, Jul 2, 2012 at 12:06 PM, Kathleen Newell &lt;knewell@live.com&gt; wrote:

Dear Shawna,

I'm requesting access to the letters submitted to the Planning Commission Public Scoping Workshop for the Draft Gen Plan/Zoning update held last Thursday, June 28th. Kim Kerr said there was one from Cal Trans. It was not available for view at the workshop.

Also, Kim Kerr said last week at the Planning Commission public scoping workshop that the first wave of scoping comments would be available to the Planning Commission Board and BOS this week (July 2). She said the public would have access to them as well.

It's imperative the public see those comments asap so we can be informed of the issues that will be discussed at the workshops later this month.

Thank you.

Sincerely,

Kathleen Newell  
4576 Foothill Drive  
Shingle Springs, CA 95682  
[530-306-9371](tel:530-306-9371)



## F. d: Public Comment for the Targeted General Plan Amendment and Zoning Ordinance Update

1 me. sage

Shawna Purvines <shawna.purvines@edcgov.us>  
To: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

Tue, Jul 10, 2012 at 1:41 PM

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

From: Lori Parlin <loriparlin@sbcglobal.net>  
Date: Tue, Jul 10, 2012 at 10:37 AM  
Subject: Public Comment for the Targeted General Plan Amendment and Zoning Ordinance Update  
To: [shawna.purvines@edcgov.us](mailto:shawna.purvines@edcgov.us)  
Cc: [loriparlin@sbcglobal.net](mailto:loriparlin@sbcglobal.net)

To: Shawna Purvines, Senior Planner

Development Services Department

2850 Fairland Court

Placerville, CA 95667

[shawna.purvines@edcgov.us](mailto:shawna.purvines@edcgov.us)

From: Sam and Lori Parlin

3971 Crosswood Drive

Shingle Springs, CA 95682

[loriparlin@sbcglobal.net](mailto:loriparlin@sbcglobal.net)

Re: Public Comment For the Targeted General Plan Amendment and Zoning Ordinance Update

We are requesting that the Update process be put on hold until some ver. serious issues are resolved and questions are answered, such as:

1. Why Kim Kerr was hired to lead the Update process when she was being investigated by the Amador County Grand Jury, which found in its 2012 Final Report that Ms. Kerr, as the former City Manager of Ione:
  - a. disregarded findings and recommendations of the 2010-2011 Grand Jury Report;
  - b. provided insufficient or misleading information for the City Council to cast intelligent votes;
  - c. did not maintain proper payment procedures for consultants;
  - d. created an unrealistic General Plan for the financial infrastructure in place at that time;



e. did not demonstrate that she had the proper qualifications to perform the duties required of the City Manager position for 2007-2011.

2. Public comments are due by July 10, 2012, yet the Scoping meetings were held up until June 27, 2012. This left attendees of the June 27<sup>th</sup> meeting with only 13 days (including the July 4<sup>th</sup> holiday) to thoroughly research hundreds of pages of County documents, several maps, and as many outside sources as possible in order to make intelligent, meaningful comments.

3. The Scoping meetings were procedural and superficial and did not provide the public with any in-depth or project-specific information about how their neighborhoods would be affected by the new plan and policies.

4. Concerns have been raised by the public that the entire process is being hurried before the new Board of Supervisors is in place. It makes sense to put the process on hold so that the new Board can be part of the process, rather than handing them an updated Plan in which the public has no faith.

In the limited amount of time we had to make public comments, we were able to identify the following concerns:

1. We've heard it said repeatedly that people choose to live in El Dorado County because they like its rural characteristics; they like to be able to come home and escape the noise and congestion of nearby urban communities. We want the County to protect and preserve our rural lifestyle and reject projects that put high-density and/or mixed-use developments adjacent to or in the middle of medium- or low-density neighborhoods.

a. Our roadways cannot withstand the additional traffic and we do not want the additional emissions or noise from additional traffic.

b. Our county does not have enough living-wage jobs for its current residents, and a large number of existing residents drive to work outside our county. Increasing the population density will just exacerbate this problem.

c. These types of projects will cause more light pollution.

d. High-density and mixed-use infill projects were originally intended by CEQA for urban use, not suburban or rural uses.

2. We were told at the June 27<sup>th</sup> Scoping meeting that property owners should do their due diligence when choosing where to live. That would be possible if all we had to do was look at the zoning of the properties in the area. However, the Community Region land use designation is often used to justify the rezoning of properties, which is an injustice to existing property owners and long-time residents and makes due diligence impossible for prospective property owners. At the very least, the Community Region boundaries should be reevaluated and updated based on input from residents within and around the boundaries. Preferably, the Community Region land use designation and its current mapping boundaries would be completely removed from the General Plan as it is misleading and not transparent.

3. The current notification process used by the Planning Commission and Board of Supervisors is inadequate for our area and needs improvement. I have attended several meetings where people in the audience knew nothing about proposed projects right in their own neighborhood. The 500' distance for mailing notifications is inadequate in our area because of the large parcels and the fact that one person may own several adjacent parcels. The mailing notification distance should be lengthened for increased public awareness of proposed projects. In addition to a larger mailing distance, a road sign placed at main intersections near the site would give people affected by the change the opportunity to see the notification as they drove by the site.

Thank you for the opportunity to submit comments regarding this process.

Lori and Sam Parlin

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Shawna L. Purvines  
Sr. Planner  
Development Services  
El Dorado Count.  
Phone:(530) 621-5362  
[shawna.purvines@edcgov.us](mailto:shawna.purvines@edcgov.us)  
[www.edcgov.us](http://www.edcgov.us)

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Thank you.



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**Re: Shingle Spring's San Stino**

1 message

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Roger Trout <roger.trout@edcgov.us>  
To: TGPA-ZOU ZOU <tgpa-.ou@edcgov.us>  
Cc: Pierre Rivas <pierre.rivas@edcgov.us>

Tue, Jul 10, 2012 at 5:57 PM

We don't have a project on this property yet, so I am not sure where we should store these. Any ideas?

On Tue, Jul 10, 2012 at 5:19 PM, TGPA-ZOU ZOU <tgpa-zou@edcgov.us> wrote:

There is a facebook page directing individuals to send comments to the TGPA-ZOU e-mail. I will be taking them out of the TGPA and sending them to you.

Thanks  
Shawna

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

From: Cierra Baumunk <foreverlovehayden@yahoo.com>  
Date: Tue, Jul 10, 2012 at 2:41 PM  
Subject: Shingle Spring's San Stino  
To: "TGPA-ZOU@edcgov.us" <TGPA-ZOU@edcgov.us>

July 11th, 2012

To: Shawna Purvines, Senior Planner

El Dorado County

2850 Fairlane Ct.

Placerville, CA 95667

[TGPA-ZOU@edcgov.us](mailto:TGPA-ZOU@edcgov.us)

From: Cierra Baumunk

670 Forni Road, Placerville

and

parent of 2 children who attend the

California Montessori Project

4645 Buckeye Road, Shingle Springs

RE: Notice of Preparation Public Comment For the Draft General Plan Amendments/Zoning Update

I am deeply concerned with the San Stino plans. Not just for the residents, but as a parent as well. My children attend the California Montessori Project on Buckeye Road. The school has worked incredibly hard to build the school you see before your eyes, and I think building a new road to supply hundreds of new home owners destroys the beauty and value of the school. The traffic, noise, air pollution, and increased population, will negatively impact the location and school grounds.

I only want what's best for my children and all of the children at the California Montessori Project. These plans are not in the best interest of the children or school. I want to see all of these children and future generations to have a bright future at this school.

Shingle Springs is a gorgeous community. We know several people who own homes in this area, including next to Holiday Lake, and I know this is not what those residents want. People move to these types of areas because that is what they are used to and grew up in or simply want to escape the bustle of noisy life. Shingle Springs is a beautiful hidden country life, and we as a county should cherish that land. Not destroy it.

Thank you for your time and I hope these thoughts are considered.

Cierra Baumunk

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Thank you.

--  
Roger Trout  
Director Development Services Department  
El Dorado Count.

[\(530\) 621-5369](tel:5306215369)

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TGPA-ZOU ZOU &lt;tgpa-.ou@edcgov.us&gt;

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## Response to NOP for TGPA and ZOU from Green Valle. Community Alliance

1. message

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Cheryl McDougal <gvralliance@gmail.com>

Tue, Jul 10, 2012 at 4:42 PM

To: TGPA-ZOU@edcgov.us

TO: Shawna Purvines

This communication is to respond with El Dorado Community concerns regarding not only the proposed changes but to the process as well.

1) With changes of this scope, magnitude and complexity, there should have been an opportunity for interactive dialog with the County as to better understanding both the changes and the underlying reasons for the changes. Instructing the public to read through extensive documentation across different documents is not reasonable. The terminology used is not common for the average El Dorado County resident with no engineering/land development/governmental background.

2) The NOP should have been communicated better and more extensively throughout the county. Many residents don't know that these changes are being proposed let alone know that they are "encouraged" to send in their comments and concerns within a very aggressive 45-day due date time frame.

3) The scoping meeting in El Dorado Hills held at the Community Center was at the same time as open swimming on a hot day. Thus, many people that had planned on attending could not find a parking spot, and thus, were not able to attend to hear about the "process." And for the people that attended, they did not have the opportunity for interactive dialog to better understand the proposed changes.

4) This NOP should not have been held concurrently with the NOP for the Dixon Ranch. It was difficult at best to divide and invest the effort required between the two NOPS to effectively read, evaluate and respond to both NOP's.

Attached, please find a summary of concerns that was compiled by the El Dorado Hills Area Planning Advisory Council. The many residents that comprise the Green Valley Community Alliance are referring to this summary as to their concerns as the typical resident did not have the time nor the expertise to author their specific individuals comments and concerns.

Regards,

Cheryl McDougal submitting on behalf of the Green Valley Community Alliance

7/11/12

Edcgov.us Mail - Response to NOP for TGPA and ZOU from Green Valley C...



EDAPAC TGPA ZOU NOP Summar. .doc

78.

# EDHAPAC TGPA/ZOU NOP Response Matrix

July 8, 2012

Issue	EDH-APAC Position	NOP Response	NOP Response
<p><b>Policy 2.2.1.2 and Table 2-1-Major Concern</b></p> <p><b>Multi-Family Use:</b> Consider amending density from 24 units per acre to 30 units per acre to comply with California Government Code 65583.2(c)(iv) and (e) which requires jurisdictions within Metropolitan Statistical Areas (MSA) of populations greater than 2,000,000 to allow for up to 30 units per acre when determining sites to meet the low and very low housing allocation categories. El Dorado County is located within the Sacramento MSA. Amend the Multi-Family land use to allow for commercial as part of a mixed use project. Amend the Multi-Family land use to encourage a full range of housing types including small lot single family detached design without a requirement for a Planned Development.</p> <p><b>High Density Residential Use:</b> Consider deleting the requirement for a Planned Development application on projects of 3 or more units per acre.</p>	<p>Amending the density from 24 to 30 units would have a significant impact on site specific projects designated as multi-family use. This change would require that the infrastructure must be in place prior to development of the project.</p> <p>This may be appropriate for small developments on a single acre, but when creating more than 10 units in an area, a Planned Development is appropriate—especially if up to 8 units are on a single acre.</p>	<p><b>*Aesthetics</b> The increase in size of the buildings to accommodate the additional units could overwhelm the surrounding area. How will this be prevented?</p> <p><b>*Air Quality</b> The County already often exceeds the State air quality limits to avoid health risks associated with air pollution. This increase density will cause higher levels of air pollution. How will this be prevented?</p> <p><b>*Land Use/Planning</b> The increase density could exceed the surrounding infrastructure and services. Please analyze this issue.</p> <p><b>*Noise</b> The increase in density will cause additional noise at these sites. How will this be mitigated?</p>	<p><b>*Population/Housing</b> The inclusion of the additional density per acre could exceed population balance for Community regional areas. How will this be prevented?</p> <p>This increase in density should be carefully analyzed to determine all of the impacts caused by increasing the density by 50%.</p> <p><b>*Transportation/Traffic</b> The increase density could cause traffic congestion. An accurate traffic analysis using a traffic modeling program with current traffic conditions must be used to analyze this impact. Timely real world traffic mitigation measures should be provided to address these impacts.</p>

Issue	EDH-APAC Position	NOP Response	NOP Response
<p><b><i>Policies 2.2.3.1, 2.2.3.2 and 2.2.5.4- Major Concern</i></b></p> <p>Consider amending the 30% open space requirement inside of Community Regions and Rural Centers to allow lesser area of “improved open space” on site, set criteria for options in meeting a portion of the requirement off-site or by an in lieu fee option as deemed necessary.</p>	<p>This would allow too many discretionary decisions by county policy makers on open space issues. The collection of in lieu fees would reduce open spaces which are highly desirable. Regardless of the “improvement” of the open space, a reduction from 30% open space will dramatically change the feel of an area. Even worse, allowing open space to be off-site completely removes the rural feel of an area that is being developed and again violates the fundamental principles of the county’s citizens.</p>	<p><b>*Aesthetics</b> The lost of open space will detract from the visual appearance of housing project. Please address mitigation measures that will compensate for lost of open spaces on view shed.</p> <p><b>*Land Use/Planning</b> If open space is not required, project design will put houses on less than desirable land. How will this be mitigated?</p>	<p><b>*Noise</b> Vegetation and trees which are in most open spaces provide sound attenuation. How will this increase in sound and noise be mitigated when open space is removed from housing projects?</p> <p><b>*Air Quality</b> The County already often exceeds the State air quality limits to avoid health risks associated with air pollution. This lost of open space will cause higher levels of air pollution. How will this be prevented?</p>



Issue	EDH-APAC Position	NOP Response	NOP Response
<p><b>Policy 2.2.4.1-Major Concern</b>            Consider amending the Density Bonus policy which allows incentive for the creation of open space as part of residential projects, and implement policy specifics through Zoning Ordinance.</p>	<p>Density Bonus has encouraged developers to request higher density projects for increased profits instead of better projects. The policy change must be clearly defined before an EIR can assess the impacts of this amendment.</p> <p>It is not appropriate to have a Density Bonus in Medium Density and Low Density Residential land use areas. Instead, an owner should apply for a change in land use designation and be evaluated on a case by case basis. Otherwise, a Density Bonus in these zones amounts to a change in land use and would significantly change the intention of the land use in the General Plan</p>	<p><b>*Aesthetics</b>            The increase density would remove natural vegetation and trees which provides a rural atmosphere and a more harmonious environment. Please assess the impact on aesthetics with the increase density from density bonuses.</p> <p><b>*Air Quality</b>            The County already often exceeds the State air quality limits to avoid health risks associated with air pollution. This increase density will cause higher levels of air pollution. How will this be prevented?</p> <p><b>*Land Use/Planning</b>            The increase density from density bonus could exceed the surrounding infrastructure and services. How will this be prevented?</p>	<p><b>*Noise</b>            The increase in density will cause additional traffic and other related noises. How will this be mitigated?</p> <p><b>*Population/Housing</b>            The density bonus will cause additional density per acre which could exceed population balance for Community regional areas. How will this be prevented?</p> <p><b>*Transportation/Traffic</b>            The increase density could cause traffic congestion. . An accurate traffic analysis using a traffic modeling program with current traffic conditions must be used to analyze this impact. Timely real world traffic mitigation measures should be provided to address these impacts.</p>
<p><b>Policy 2.2.5.4-Major Concern</b>            Policy 2.2.5.4 All development applications which have the potential to create 50 parcels or more shall require the application of the Planned Development combining zone district. However, in no event shall a project require the application of the Planned Development combining zone district if all of the following are true: (1) the project does not require a General Plan amendment; (2) the project has an overall density of two units per acre or less; and (3) the project site is designated High-Density Residential.</p> <p>Consider deleting policy.</p>	<p>The requirement for a Planned Development belongs in the General Plan as it is one of the fundamental principles of our county that ensures preservation of open space as well as having infrastructure in-place prior to the development. It is too important to be moved from the most important planning document of the county, the General Plan.</p> <p>This is how to get rid of the 30% open space requirement. If a PD is not required, then I don't believe <u>any</u> open space is required to develop a property. Pack-um and stack-um! Could look like inner-city development on any parcels that are left to</p>	<p><b>*Aesthetics</b>            The lost of planned development could reduce open space and lower County design standards. Please address mitigation measures that will compensate for lost of open spaces and County design standards.</p>	

Issue	EDH-APAC Position	NOP Response	NOP Response
	be developed.  Question, can EDH CSD create more stringent requirements than the County? Maybe we have the CSD pass an overlay on all CC&Rs for the community region.		

Issue	EDH-APAC Position	NOP Response	NOP Response
<p><b><i>New Policies-Major Concern</i></b>            Consider setting criteria for and identify Infill sites and Opportunity areas that will provide incentives substantial enough to encourage the development of these vacant/underutilized areas</p>	<p>This could increase densities in infill areas without providing the required infrastructure.</p> <p>The proposed language by staff for “Promote Infill Development” item d) should have the following words added at the end of the sentence “, <u>but only after all infrastructure is in place that will support such future development</u>”.</p>	<p><b>*Noise</b>            The increase in density from infill sites will cause additional traffic and other related noises. How will this be mitigated?</p> <p><b>*Land Use/Planning</b>            The increase density from infill sites could exceed the surrounding infrastructure and services. How will this be prevented?</p>	<p><b>*Population/Housing</b>            The infill sites will cause additional density per acre which could exceed population balance for Community regional areas. How will this be prevented?</p> <p><b>*Transportation/Traffic</b>            The increase density from infill projects could cause traffic congestion. An accurate traffic analysis using a traffic modeling program with current traffic conditions must be used to analyze this impact. Timely real world traffic mitigation measures should be provided to address these impacts.</p>
<p><b><i>Policy TC-1a, TC-1b, and Table TC-1-Major Concern</i></b>            Consider revising policies, and table to bring objectives into conformance with policy TC-1p, TC-1r, TC-1t, TC-1u, Tc-1w, TC-4f, TC-4i, HO-1.3, HO-1.5, HO-1.8, HO-1.18, HO-5.1, and HO-5.2, to allow for narrower streets and road ways and to support the development of housing affordable to all income levels.</p>	<p>Road widths should not be set by housing issues, but for public safety issues.</p> <p>Allowing narrower streets sacrifices safety of our citizens in a significant way. To do this for financial gain is not appropriate. Highway standards should be based strictly on safety and if a road cannot meet the standards, that becomes what limits the use and development of a parcel—we should not let the use and development of a parcel dictate the safety level</p>	<p><b>*Transportation/Traffic</b>            The decreasing of road widths will cause traffic accidents and safety issue for pedestrians and bicycles. A very high percentage of El Dorado County streets do not have sidewalks. If the streets widths are narrowed without sidewalks this will cause a safety issue. The EIR should analyze these impacts and provide detailed mitigation measures.</p>	
<p><b><i>Policy TC-1m, TC-1n(B), TC-1w-Moderate Concern</i></b>            Consider amending policies to clean up language including; TC-1m delete “of effort” TC-1n(B) replace accidents with crashes; and TC-1w, delete word maximum.</p>	<p>Why replace the word “accidents” with the word “crashes”? Are they considered the same? Is one more inclusive of incidents that the other? Why not include both “accidents and crashes”? Or, are all accidents a subset of crashes? We need to make sure that this change does not reduce the need for safety improvements on our roads</p>	<p>No Comment at this time</p>	

Issue	EDH-APAC Position	NOP Response	NOP Response

Issue	EDH-APAC Position	NOP Response	NOP Response
<p><b>Policy 7.1.2.1-Major Concern</b> Consider amending the restrictions for development on 30% slopes, and set standards in the Zoning Ordinance and Grading Ordinance.</p>	<p>Construction of homes on 30% grade would cause additional environmental impacts on the area (grading, water runoff, and erosion).</p> <p>The existing language in the General Plan seems appropriate. If there are additional exceptions that are appropriate but not currently included, then add them to the General Plan. Keeping this in the general plan allows a proper EIR to be performed.</p>	<p><b>*Hydrology/Water Quality</b> Construction of homes on 30% or greater grades would cause additional environmental impacts on the area (grading, water runoff, and erosion). How will this be mitigated?</p>	<p><b>*Hazards &amp; Hazardous Material</b> Construction on steeper slopes will cause additional exposure to soil perturbations and will cause air born particles of dust and asbestos. Please analyze this issue and provide mitigation measures.</p>
<p><b>Policy 2.2.1.2 -Major Concern</b> <u>High Density Residential</u>: Consider analyzing the effects of increasing High Density Residential Land use density from a maximum of 5 units per acre to 8 units per acre</p>	<p>Increasing the density to 8 units per acre would put a tremendous load on the supporting infrastructure.</p> <p>This amounts to giving away the Density Bonus without earning it! The analysis for this type of density should be done through the Density Bonus provision.</p>	<p><b>*Aesthetics</b> The increase density would remove natural vegetation and trees which provides a rural atmosphere and a more harmonious environment. Please assess the impact on aesthetics with the increase density from 5 units to 8 units/acre.</p> <p><b>*Air Quality</b> The County already often exceeds the State air quality limits to avoid health risks associated with air pollution. This increase density will cause higher levels of air pollution. How will this be prevented?</p> <p><b>*Land Use/Planning</b> The increase density from 5 to 8 units per acre could exceed the surrounding infrastructure and services. How will this be prevented?</p>	<p><b>*Noise</b> The increase in density will cause additional traffic and other related noises. How will this be mitigated?</p> <p><b>*Population/Housing</b> The 5 to 8 units per acre increase in density and will cause additional density per acre which could exceed population balance for Community regional areas. How will this out of balance condition be prevented?</p> <p><b>*Transportation/Traffic</b> The increase density from 5 to 8 units per acre will cause traffic congestion. An accurate traffic analysis using a traffic modeling program with current traffic conditions must be used to analyze this impact. Timely real world traffic mitigation measures should be provided to address these impacts.</p>
<p><b>Policy 2.1.1.1 and 2.1.2.1-Major</b></p>	<p>These areas should be identified before</p>	<p><b>*Aesthetics</b> The changing or adding new areas</p>	<p><b>*Transportation/Traffic</b> The change or adding of these</p>

Issue	EDH-APAC Position	NOP Response	NOP Response
<p><b>Concern</b> Consider analyzing the possibility of adding new, amending or deleting existing Community Regions or Rural Center planning areas</p>	<p>analysis to determine public support for the change. The policy change must be clearly defined before an EIR can assess the impacts of this amendment.</p>	<p>in either the rural or Community Regions could have a major visual impact on the affect areas. Please analyze the visual impacts that would be caused in areas that would be subject to this policy.</p> <p><b>*Air Quality</b> Please analyze the air quality impact of all possible change that could occur with the new policy.</p> <p><b>*Population/Housing</b> Please analyze all of the population changes and impacts that will occur as result of the policy.</p>	<p>centers could cause different traffic patterns. Please analyze all of the possible impacts to roads in any area that might be subject to this new policy.</p> <p><b>*Land Use/Planning</b> Please analyze the entire existing infrastructure that would be affected by this policy.</p>
<p><b>Policy 2.1.1.3</b> Mixed use developments which combine commercial and residential uses in a single project are permissible and encouraged within Community Regions. <u>The maximum residential density of 20 dwelling units per acre may only be achieved where adequate infrastructure, such as water, sewer and roadway are available or can be provide concurrent with development.</u></p>	<p>Language should be added that stipulates that the number of APPROVED dwelling units will be dependent on approved traffic studies and the application of appropriate traffic mitigation measures concurrent with development.</p>	<p>No Comment at this time.</p>	
<p><b>Policy 2.1.2.5</b> Mixed use developments which combine commercial and residential uses in a single project are permissible and encouraged within Community Regions. The maximum residential density shall be 10 dwelling units per acre in Rural Centers <u>in identified</u> mixed use areas as defined in <u>the Zoning</u></p>	<p>Language should be added that stipulates that the number of APPROVED dwelling units will be dependent on approved traffic studies and the application of appropriate traffic mitigation measures concurrent with development.</p> <p>“Identified” mixed use areas must be disclosed in the Zoning Ordinance before</p>	<p>No comment at this time.</p>	

Issue	EDH-APAC Position	NOP Response	NOP Response
<p><u>Ordinance.</u> The residential component of a mixed use project may include a full range of single and/or multi family design concepts. <u>The maximum residential density of 10 dwelling units per acre may only be achieved where adequate infrastructure, such as water, sewer and roadway are available or can be provide concurrent with development.</u></p>	<p>an EIR is prepared.</p>		
<p><b>Policy TC-Xd, TC-Xe, and TC-Xf- Major Concern</b> Consider revising the policies to clarify the definition of "worsen", what action or analysis is required if the threshold of "worsen" is met, clarification of the parameters of analysis (i.e. analysis period, analysis scenarios, methods), thresholds and timing of improvements.</p>	<p>This should be a scientific term that has a measurable value and infrastructure trigger points must be established to prevent reduction of traffic circulation and degrading of service.</p> <p>Is the term being revisited to dilute impacts of increased traffic caused by new developments?</p>	<p><b>*Transportation/Traffic</b> The change of the definition of worsen could cause more projects to be approved with out the supporting infrastructure to prevent congestion. Please analyze all of the possible impacts to roads that would be subject to lessening of traffic standards in any area that might be subject to this new definition.</p>	
<p><b>Policy 10.2.1.5- Major Concern</b> Don't see any ROI language indicating a desire to analyze a change in this policy</p>	<p>The way staff has proposed to change this policy violates another fundamental principle. The proposed word change from "shall" to "may" could result in existing citizens subsidizing developers for the cost of facilities, infrastructure, and services. All development applications for subdivision must require a Public Facilities and Services Financing Plan that assures cost burdens do not fall on existing residents.</p>	<p>No comment at this time.</p>	
<p><b>Table TC-2, TC-Xb and, TC-Xd- Moderate Concern</b> Consider amending or deleting table TC-2 and maintain list outside of General Plan and amending any policies referring to Table TC-2.</p>	<p>Traffic is one of the two most observable items to people in the county. A list of these roads belongs in the General Plan. If they are removed, an EIR would have to be performed every time a new road segment was added to the list or the Maximum V/C ratio was changed. The</p>	<p>No comment at this time.</p>	

Issue	EDH-APAC Position	NOP Response	NOP Response
	<p>EIR needs to know what to evaluate now and cannot anticipate future changes by the County.</p> <p>In addition, Policy TC-Xf should not have the item "<u>or (2) ensure the commencement of construction of the necessary road improvements are included in the County's 10-year (or 20-year) CIP</u>". This second item should be eliminated since the CIP changes frequently and is budget dependent. The improvements might never be constructed and then the citizens would have to live with unbearable traffic forever. Or, expecting citizens to tolerate traffic and safety problems for 10 or more years is unreasonable.</p>		



Issue	EDH-APAC Position	NOP Response	NOP Response
<p><b><i>Policies 5.2.1.3 and 5.3.1.1- Moderate Concern</i></b>            Consider amending policies to increase flexibility for the connection to public water and wastewater systems when projects are located in a Community Region.</p>	<p>The proposal is to remove the word “<u>shall</u>” and replace with the word “<u>may</u>” in requirement of connecting to public water and public wastewater. This is not appropriate for a Community Region! The whole idea of a Community Region is that infrastructure is readily available. If a development cannot connect to both public water and public wastewater, it does not belong in the Community Region—especially for high-density residential and multifamily residential development. The use of the word “<u>may</u>” might be appropriate in the case of medium-density residential, commercial, industrial, and research and development projects.</p> <p>Also, the addition of the words “<u>if reasonably available</u>” should be replaced with “<u>if appropriate</u>”, otherwise if public water and public wastewater are not “reasonably available” an applicant could claim that they are allowed to develop using well water and/or septic by right.</p>	<p><b>*Hydrology/Water Quality</b>            The change from shall to may will increase well water use and could cause a lowering of the water table to existing residents. How will this be prevented?</p> <p><b>*Land Use/Planning</b>            The increase density from these additional sites could exceed the surrounding infrastructure and services. How will this be prevented?</p> <p><b>*Population/Housing</b>            The additional sites approved from this change in policy will cause more houses in the Community region, which could exceed population balance for Community regional areas. How will this be prevented?</p>	<p><b>*Transportation/Traffic</b>            The increase housing from this policy change could cause traffic congestion. An accurate traffic analysis using a traffic modeling program with current traffic conditions must be used to analyze this impact. Timely mitigation measures should be provided to address these impacts.</p>

Issue	EDH-APAC Position	NOP Response	NOP Response
<p>Zoning Ordinance: ROI 183-2011- ;-  <b>Major Concern</b></p> <p>6. Provide alternative means to any open space requirement as part of a planned development to provide more flexibility and incentives for infill development and focus on recreation in Community Regions and Rural Centers</p>	<p>This will allow too many discretionary decisions by county policy makers on open space issues.</p> <p>The policy change must be clearly defined before an EIR can assess the impacts of this amendment.</p>	<p><b>*Aesthetics</b>  The lost of open space will detract from the visual appearance of housing project. Please address mitigation measures that will compensate for lost of open spaces on view shed.</p> <p><b>*Land Use/Planning</b>  If open space is not required, project design will put houses on less than desirable land. How will this be mitigated?</p>	<p>Vegetation and trees which are in most open spaces provide sound attenuation. How will this increase in sound and noise be mitigated when open space is removed from housing projects?</p>



**El Dorado Hills**  
**Area Planning Advisory Committee**  
1021 Harvard Way  
El Dorado Hills, CA 95762

**2012 Board**  
**Chair**  
John Hidahl  
**Vice Chair**  
Jeff Haberman  
**Secretary/Treasurer**  
Alice Klinger

July 10, 2012

El Dorado County Development Services Department, Planning Services  
Attn: Shawna Purvines, Senior Planner  
2850 Fairlane Court, Building "C"  
Placerville, CA 95667

**Subject: APAC Comments on the Notice of Preparation of a Draft Program Environmental Impact Report (EIR) and Notice of public scoping meeting for the El Dorado County Targeted General Plan Amendment and the Zoning Ordinance Update**

Dear Shawna,

The El Dorado Hills APAC TGPA/ZOU subcommittee was established in February 2012, based upon notification from County of the intent to make modifications to the General Plan and Zoning Ordinance. Since APACs next General meeting will be held on Wednesday July 11<sup>th</sup>, the APACs subcommittee is submitting this report to meet the July 10<sup>th</sup> timeline. Following the review of the subcommittee's report at our July 12<sup>th</sup> meeting a final report will be submitted.

We would like to acknowledge and thank the various members of the County Planning Department, DOT and members of EDAC who have helped define and clarify the range of changes being proposed and under consideration. However, these TGP amendments and zoning changes are very complex and difficult to understand without additional time to analyze the intended results. **Therefore APAC respectfully requests that the County extend the comment period for 60 days to allow an in-depth review of all of the proposed changes.** APAC would like to work further with the EDAC committee and County Staff during this period to consider changing the scope of the amendments and zoning changes.

Based on our cursory review we have identified several proposed changes that may have significant impacts to EDH, dependent upon the range of applicability of the proposed change.

Attached is a copy of a Summary Matrix with comments from ED residents that APAC has received via various communications.

If you have any questions on any of the comments and/or concerns expressed herein, please contact one of the TGPA & ZOU Sub-Committee Co- Chairmen; John Hidahl @ (916 933-2703) or Jeff Haberman @ (916 933-3430)

APAC appreciates having the opportunity to comment on this proposal.

Sincerely,

John Hidahl,  
TGPA & ZOU Sub-Committee Co- Chairman, APAC

cc: BOS1, BOS 2, BOS 3, BOS 4, BOS 5  
Planning Commission  
APAC Read File

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El Dorado Hills APAC - Non-partisan Volunteers Planning Our Future

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# EDHAPAC TGPA/ZOU NOP Response Matrix

July 10, 2012

Issue	EDH-APAC Position	NOP Response	NOP Response
<p><b>Policy 2.2.1.2 and Table 2</b>  <b>Multi-Family Use:</b> Consider amending density from 24 units per acre to 30 units per acre to comply with California Government Code 65583.2(c)(iv) and (e) which requires jurisdictions within Metropolitan Statistical Areas (MSA) of populations greater than 2,000,000 to allow for up to 30 units per acre when determining sites to meet the low and very low housing allocation categories. El Dorado County is located within the Sacramento MSA. Amend the Multi-Family land use to allow for commercial as part of a mixed use project. Amend the Multi-Family land use to encourage a full range of housing types including small lot single family detached design without a requirement for a Planned Development.</p> <p><b>High Density Residential Use:</b> Consider deleting the requirement for a Planned Development application on projects of 3 or more units per acre.</p>	<p>Amending the density from 24 to 30 units would have a significant impact on site specific projects designated as multi-family use. This change would require that the infrastructure must be in place prior to development of the project.</p> <p>This may be appropriate for small developments on a single acre, but when creating more than 10 units in an area, a Planned Development is appropriate—especially if up to 8 units are on a single acre.</p>	<p><b>*Aesthetics</b>                      The increase in size of the buildings to accommodate the additional units could overwhelm the surrounding area. How will this be prevented?</p> <p><b>*Air Quality</b>                      The County already often exceeds the State air quality limits to avoid health risks associated with air pollution. This increase density will cause higher levels of air pollution. How will this be prevented?</p> <p><b>*Land Use/Planning</b>                      The increase density could exceed the surrounding infrastructure and services. Please analysis this issue.</p> <p><b>*Noise</b>                      The increase in density will cause additional noise at these sites. How will this be mitigated?</p>	<p><b>*Population/Housing</b>                      The inclusion of the additional density per acre could exceed population balance for Community regional areas. How will this be prevented?</p> <p>This increase in density should be carefully analyzed to determine all of the impacts caused by increasing the density by 50%.</p> <p><b>*Transportation/Traffic</b>                      The increase density could cause traffic congestion. An accurate traffic analysis using a traffic modeling program with current traffic conditions must be used to analyze this impact. Timely real world traffic mitigation measures should be provided to address these impacts.</p>

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<p><b>Policies 2.2.3.1, 2.2.3.2 and 2.2.5.4-</b>                      Consider amending the 30% open space requirement inside of Community Regions and Rural Centers to allow lesser area of "improved open space" on site, set criteria for options in meeting a portion of the requirement off-site or by an in lieu fee option as deemed necessary.</p>	<p>This would allow too many discretionary decisions by county policy makers on open space issues. The collection of in lieu fees would reduce open spaces which are highly desirable. Regardless of the "improvement" of the open space, a reduction from 30% open space will dramatically change the feel of an area. Even worse, allowing open space to be off-site completely removes the rural feel of an area that is being developed and again violates the fundamental principles of the county's citizens.</p>	<p><b>*Aesthetics</b>                      The lost of open space will detract from the visual appearance of housing project. Please address mitigation measures that will compensate for lost of open spaces on view shed.</p> <p><b>*Land Use/Planning</b>                      If open space is not required, project design will put houses on less than desirable land. How will this be mitigated?</p>	<p><b>*Noise</b>                      Vegetation and trees which are in most open spaces provide sound attenuation. How will this increase in sound and noise be mitigated when open space is removed from housing projects?</p> <p><b>*Air Quality</b>                      The County already often exceeds the State air quality limits to avoid health risks associated with air pollution. This lost of open space will cause higher levels of air pollution. How will this be prevented?</p>

Issue	EDH-APAC Position	NOP Response	NOP Response
<p><b>Policy 2.2.4.1</b>                      Consider amending the Density Bonus Ordinance to allow for the creation of open space as part of residential projects, and implement policy specifics through zoning ordinance.</p>	<p>Density Bonus Ordinance encourages developers to request higher density projects for increased profits instead of better projects. The policy change must be clearly defined before an EIR can assess the impacts of this amendment.</p> <p>It is not appropriate to have a Density Bonus in Medium Density and Low Density Residential land use areas. Instead, an owner should apply for a change in land use designation and be evaluated on a case by case basis. Otherwise, a Density Bonus in these zones amounts to a change in land use and would significantly change the intention of the land use in the General Plan</p>	<p><b>*Aesthetics</b>                      The increase density would remove natural vegetation and trees which provides a rural atmosphere and a more harmonious environment. Please assess the impact on aesthetics with the increase density from density bonuses.</p> <p><b>*Air Quality</b>                      The County already often exceeds the State air quality limits to avoid health risks associated with air pollution. This increase density will cause higher levels of air pollution. How will this be prevented?</p> <p><b>*Land Use/Planning</b>                      The increase density from density bonus could exceed the surrounding infrastructure and services. How will this be prevented?</p>	<p><b>*Noise</b>                      The increase in density will cause additional traffic and other related noises. How will this be mitigated?</p> <p><b>*Population/Housing</b>                      The density bonus will cause additional density per acre which could exceed population balance for Community regional areas. How will this be prevented?</p> <p><b>*Transportation/Traffic</b>                      The increase density could cause traffic congestion. An accurate traffic analysis using a traffic modeling program with current traffic conditions must be used to analyze this impact. Timely real world traffic mitigation measures should be provided to address these impacts.</p>
<p><b>Policy 2.2.5.4</b>                      All development applications which have the potential to create 50 parcels or more shall require the application of the Planned Development combining zone district. However, in no event shall a project require the application of the Planned Development combining zone district if all of the following are true: (1) the project does not require a General Plan amendment (2) the project has an overall density of two units per acre or less and (3) the project site is designated High-Density Residential.</p> <p>Consider deleting policy.</p>	<p>The requirement for a Planned Development belongs in the General Plan as it is one of the fundamental principles of our county that ensures preservation of open space as well as having infrastructure in-place prior to the development. It is too important to be moved from the most important planning document of the county, the General Plan.</p> <p>This is how to get rid of the 30% open space requirement. If a PD is not required, then don't believe any open space is required to develop a property. Pack-up and stack-up. Could look like inner-city development on any parcels that are left to</p>	<p><b>*Aesthetics</b>                      The loss of planned development could reduce open space and lower County design standards. Please address mitigation measures that will compensate for loss of open spaces and County design standards.</p>	

Issue	EDH-APAC Position	NOP Response	NOP Response
	be developed. Question, can EDH CSD create more stringent requirements than the County? Maybe we have the CSD pass an overlay on all CC&Rs for the community region.		

Issue	EDH-APAC Position	NOP Response	NOP Response
<p><b>New Policies</b>                      Consider setting criteria for and identify Infill sites and Opportunity areas that will provide incentives substantial enough to encourage the development of these vacant/underutilized areas</p>	<p>This could increase densities in infill areas without providing the required infrastructure.                       The proposed language by staff for "Promote Infill Development" item d) should have the following words added at the end of the sentence ", <u>but only after all infrastructure is in place that will support such future development</u>".</p>	<p><b>*Noise</b>                      The increase in density from infill sites will cause additional traffic and other related noises. How will this be mitigated?   <b>*Land Use/Planning</b>                      The increase density from infill sites could exceed the surrounding infrastructure and services. How will this be prevented?</p>	<p><b>*Population/Housing</b>                      The infill sites will cause additional density per acre which could exceed population balance for Community regional areas. How will this be prevented?   <b>*Transportation/Traffic</b>                      The increase density from infill projects could cause traffic congestion. An accurate traffic analysis using a traffic modeling program with current traffic conditions must be used to analyze this impact. Timely real world traffic mitigation measures should be provided to address these impacts.</p>
<p><b>Policy TC-1a, TC-1b, and Table TC-1-</b>                      Consider revising policies, and table to bring objectives into conformance with policy TC-1p, TC-1r, TC-1t, TC-1u, TC-1w, TC-4f, TC-4j, HO-1.3, HO-1.5, HO-1.8, HO-1.18, HO-5.1, and HO-5.2, to allow for narrower streets and road ways and to support the development of housing affordable to all income levels.</p>	<p>Road widths should not be set by housing issues, but for public safety issues.                       Allowing narrower streets sacrifices safety of our citizens in a significant way. To do this for financial gain is not appropriate. Highway standards should be based strictly on safety and if a road cannot meet the standards, that becomes what limits the use and development of a parcel—we should not let the use and development of a parcel dictate the safety level</p>	<p><b>*Transportation/Traffic</b>                      The decreasing of road widths will cause traffic accidents and safety issue for pedestrians and bicycles. A very high percentage of El Dorado County streets do not have sidewalks. If the streets widths are narrowed without sidewalks this will cause a safety issue.                      The EIR should analyze these impacts and provide detailed mitigation measures.</p>	
<p><b>Policy TC-1m, TC-1n(B), TC-1w</b>                      Consider amending policies to clean up language including; TC-1m delete "of effort" TC-1n(B) replace accidents with crashes; and TC-1w, delete word maximum.</p>	<p>Why replace the word "accidents" with the word "crashes"? Are they considered the same? Is one more inclusive of incidents than the other? Why not include both "accidents and crashes"? Or, are all accidents a subset of crashes? We need to make sure that this change does not reduce the need for safety improvements on our roads</p>	<p>No Comment at this time</p>	



Issue	EDH-APAC Position	NOP Response	NOP Response
<p><b>Policy 7.1.2.1</b> Consider amending the restrictions for development on 30% slopes, and set standards in the Zoning Ordinance and Grading Ordinance.</p>	<p>Construction of homes on 30% grade would cause additional environmental impacts on the area (grading, water runoff, and erosion).  The existing language in the General Plan seems appropriate. If there are additional exceptions that are appropriate but not currently included, then add them to the General Plan. Keeping this in the general plan allows a proper EIR to be performed.</p>	<p><b>*Hydrology/Water Quality</b> Construction of homes on 30% or greater grades would cause additional environmental impacts on the area (grading, water runoff, and erosion). How will this be mitigated?</p>	<p><b>*Hazards &amp; Hazardous Material</b> Construction on steeper slopes will cause additional exposure to soil perturbations and will cause air born particles of dust and asbestos. Please analyze this issue and provide mitigation measures.</p>
<p><b>Policy 2.2.1.2</b> <u>High Density Residential</u>: Consider analyzing the effects of increasing High Density Residential Land use density from a maximum of 5 units per acre to 8 units per acre</p>	<p>Increasing the density to 8 units per acre would put a tremendous load on the supporting infrastructure.  This amounts to giving away the Density Bonus without earning it! The analysis for this type of density should be done through the Density Bonus provision.</p>	<p><b>*Aesthetics</b> The increase density would remove natural vegetation and trees which provides a rural atmosphere and a more harmonious environment. Please assess the impact on aesthetics with the increase density from 5 units to 8 units/acre.</p> <p><b>*Air Quality</b> The County already often exceeds the State air quality limits to avoid health risks associated with air pollution. This increase density will cause higher levels of air pollution. How will this be prevented?</p> <p><b>*Land Use/Planning</b> The increase density from 5 to 8 units per acre could exceed the surrounding infrastructure and services. How will this be prevented?</p>	<p><b>*Noise</b> The increase in density will cause additional traffic and other related noises. How will this be mitigated?</p> <p><b>*Population/Housing</b> The 5 to 8 units per acre increase in density and will cause additional density per acre which could exceed population balance for Community regional areas. How will this out of balance condition be prevented?</p> <p><b>*Transportation/Traffic</b> The increase density from 5 to 8 units per acre will cause traffic congestion. An accurate traffic analysis using a traffic modeling program with current traffic conditions must be used to analyze this impact. Timely real world traffic mitigation measures should be provided to address these impacts.</p>
<p><b>Policy 2.1.1.1 and 2.1.2.1</b></p>	<p>These areas should be identified before</p>	<p><b>*Aesthetics</b> The changing or adding new areas</p>	<p><b>*Transportation/Traffic</b> The change or adding of these</p>

Issue	EDH-APAC Position	NOP Response	NOP Response
<p>Consider analyzing the possibility of adding new, amending or deleting existing Community Regions or Rural Center planning areas</p>	<p>analysis to determine public support for the change. The policy change must be clearly defined before an EIR can assess the impacts of this amendment.</p>	<p>in either the rural or Community Regions could have a major visual impact on the affect areas. Please analyze the visual impacts that would be caused in areas that would be subject to this policy.</p> <p><b>*Air Quality</b> Please analyze the air quality impact of all possible change that could occur with the new policy.</p> <p><b>*Population/Housing</b> Please analyze all of the population changes and impacts that will occur as result of the policy.</p>	<p>centers could cause different traffic patterns. Please analyze all of the possible impacts to roads in any area that might be subject to this new policy.</p> <p><b>*Land Use/Planning</b> Please analyze the entire existing infrastructure that would be affected by this policy.</p>
<p><b>Policy 2.1.1.3</b> Mixed use developments which combine commercial and residential uses in a single project are permissible and encouraged within Community Regions. The maximum residential density of 20 dwelling units per acre may only be achieved where adequate infrastructure, such as water, sewer and roadway are available or can be provide concurrent with development.</p>	<p>Language should be added that stipulates that the number of APPROVED dwelling units will be dependent on approved traffic studies and the application of appropriate traffic mitigation measures concurrent with development.</p>	<p>No Comment at this time.</p>	
<p><b>Policy 2.1.2.5</b> Mixed use developments which combine commercial and residential uses in a single project are permissible and encouraged within Community Regions. The maximum residential density shall be 10 dwelling units per acre in Rural Centers in identified mixed use areas as defined in the Zoning</p>	<p>Language should be added that stipulates that the number of APPROVED dwelling units will be dependent on approved traffic studies and the application of appropriate traffic mitigation measures concurrent with development.</p> <p>"identified" mixed use areas must be disclosed in the Zoning Ordinance before</p>	<p>No comment at this time.</p>	

Issue	EDH-APAC Position	NOP Response	NOP Response
<p><u>Ordinance</u>. The residential component of a mixed use project may include a full range of single and/or multi family design concepts. <u>The maximum residential density of 10 dwelling units per acre may only be achieved where adequate infrastructure, such as water, sewer and roadway are available or can be provide concurrent with development.</u></p> <p><b>Policy TC-Xd, TC-Xe, and TC-Xf</b> Consider revising the policies to clarify the definition of "worsen", what action or analysis is required if the threshold of "worsen" is met, clarification of the parameters of analysis (i.e. analysis period, analysis scenarios, methods), thresholds and timing of improvements.</p>	<p>an EIR is prepared.</p>		
<p><b>Policy 10.2.1.5</b> Don't see any ROI language indicating a desire to analyze a change in this policy</p>	<p>This should be a scientific term that has a measurable value and infrastructure trigger points must be established to prevent reduction of traffic circulation and degrading of service.</p> <p>Is the term being revisited to dilute impacts of increased traffic caused by new developments?</p>	<p><b>*Transportation/Traffic</b> The change of the definition of worsen could cause more projects to be approved with out the supporting infrastructure to prevent congestion. Please analyze all of the possible impacts to roads that would be subject to lessening of traffic standards in any area that might be subject to this new definition.</p>	
<p><b>Table TC-2, TC-Xb and, TC-Xd-</b> Consider amending or deleting table TC-2 and maintain list outside of General Plan and amending any policies referring to Table TC-2.</p>	<p>The way staff has proposed to change this policy violates another fundamental principle. The proposed word change from "shall" to "may" could result in existing citizens subsidizing developers for the cost of facilities, infrastructure, and services. All development applications for subdivision must require a Public Facilities and Services Financing Plan that assures cost burdens do not fall on existing residents.</p> <p>Traffic is one of the two most observable items to people in the county. A list of these roads belongs in the General Plan. If they are removed, an EIR would have to be performed every time a new road segment was added to the list or the Maximum V/C ratio was changed. The</p>	<p>No comment at this time.</p>	

Issue	EDH-APAC Position	NOP Response	NOP Response
	<p>EIR needs to know what to evaluate now and cannot anticipate future changes by the County.</p> <p>In addition, Policy TC-Xf should not have the item "<u>or (2) ensure the commencement of construction of the necessary road improvements are included in the County's 10-year (or 20-year) CIP</u>". This second item should be eliminated since the CIP changes frequently and is budget dependent. The improvements might never be constructed and then the citizens would have to live with unbearable traffic forever. Or, expecting citizens to tolerate traffic and safety problems for 10 or more years is unreasonable.</p>		

Issue	EDH-APAC Position	NOP Response	NOP Response
<p><b>Policies 5.2.1.3 and 5.3.1.</b>                      Consider amending policies to increase flexibility for the connection to public water and wastewater systems when projects are located in a Community Region.</p>	<p>The proposal is to remove the word "shall" and replace with the word "may" in requirement of connecting to public water and public wastewater. This is not appropriate for a Community Region! The whole idea of a Community Region is that infrastructure is readily available. If a development cannot connect to both public water and public wastewater, it does not belong in the Community Region—especially for high-density residential and multifamily residential development. The use of the word "may" might be appropriate in the case of medium-density residential, commercial, industrial, and research and development projects.</p> <p>Also, the addition of the words "if reasonably available" should be replaced with "if appropriate", otherwise if public water and public wastewater are not "reasonably available" an applicant could claim that they are allowed to develop using well water and/or septic by right.</p>	<p><b>*Hydrology/Water Quality</b>                      The change from shall to may will increase well water use and could cause a lowering of the water table to existing residents. How will this be prevented?</p> <p><b>*Land Use/Planning</b>                      The increase density from these additional sites could exceed the surrounding infrastructure and services. How will this be prevented?</p> <p><b>*Population/Housing</b>                      The additional sites approved from this change in policy will cause more houses in the Community region, which could exceed population balance for Community regional areas. How will this be prevented?</p>	<p><b>*Transportation/Traffic</b>                      The increase housing from this policy change could cause traffic congestion. An accurate traffic analysis using a traffic modeling program with current traffic conditions must be used to analyze this impact. Timely mitigation measures should be provided to address these impacts.</p>

Issue	EDH-APAC Position	NOP Response	NOP Response
<p>Zoning Ordinance: ROI 183-2011- :-  6. Provide alternative means to any open space requirement as part of a planned development to provide more flexibility and incentives for infill development and focus on recreation in Community Regions and Rural Centers</p>	<p>This will allow too many discretionary decisions by county policy makers on open space issues.  The policy change must be clearly defined before an EIR can assess the impacts of this amendment.</p>	<p><b>*Aesthetics</b>  The lost of open space will detract from the visual appearance of housing project. Please address mitigation measures that will compensate for lost of open spaces on view shed.</p> <p><b>*Land Use/Planning</b>  If open space is not required, project design will put houses on less than desirable land. How will this be mitigated?</p>	<p>Vegetation and trees which are in most open spaces provide sound attenuation. How will this increase in sound and noise be mitigated when open space is removed from housing projects?</p>

In regards to the TGPA and Zoning plan update I have some general comments and then some specific questions.

In general, the way the plan is written, it has a tendency of reducing the restrictions of big development and hits the little guy with more restrictions.

Based upon the purpose stated in 17.10.10 section C. How can there be even consideration of denser housing levels with the water shortages we have in this county and the State of California? What would the **environmental impact** of increasing housing density on available water resources? What **cultural impact** would it have on the rural nature of our county? As two alternatives, what would be the impact of leaving it the way it is, or what would be the impact of a decrease in housing density in consideration of this vital resource as a more realistic alternative; especially in lieu of the fact that agriculture is a major industry in need of water here?

In regards to **high density residential regions**, what would be the impact of requiring community gardens to be provided, which could also qualify as part or all of the open space required. This would fit better into sustainable and affordable food sources and less need to travel outside the area, decreasing the carbon footprint.

**In Article 8, the Glossary**, There are several definitions that need to be revised.

**Domestic Farm Animal** should also include rare, heritage breeds of livestock and poultry that are not necessarily considered "normally domesticated" to help increase bio and genetic diversity.

**Livestock, High Density (Use Type)**- As written, this includes most of the domestic animals in El Dorado County. The phrase "where the primary source of food is other than the vegetation grown on site" should be deleted. The examples sited are feed lots, dairies, (it should state Large Dairies, as CDFA is working on creating rules for small and micro-dairies to help support local communities) and similar operations, such as Confined Animal Feeding Operations, (CAFOs)

How would **High Density Livestock** impact the purpose of **17.10.10 section F? Maintain and protect the county's natural beauty, vegetation, air and water quality, natural landscape features, etc.**

What impact would **High Density Livestock** have on **available water resources**, aesthetics and animal health in our rural county. The carbon footprint to haul in large amounts of GMO corn and grain, which is a primary food for these operations, is also unsustainable.

**Under Article 2, 17.24.020 Cropland and Orchards** are not permitted if the lot size is under 3 acres. What is the **economic and cultural impact** of not allowing the sale of one's abundance? If this is an issue of chemical spraying etc. Perhaps this can be modified to include no applications of dangerous pesticides or herbicides. Most folks at

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110086

this level grow organically and sustainably. It is about local healthy food and folk should be allowed to share their bounty and again, have some form of monetary compensation if they choose.

**Stables (use type) Private** This definitions does not take into account boarding of domestic livestock for folks who don't have the land to do so, but want to own an animal in whole or in part, for their own healthy food source. The coming food sovereignty ordinance allows for this type of activity. It should be redefined as; an accessory building to a primary residential use that is used to shelter horses and other domestic farm animals, or for training and horse boarding consistent with a home occupation. Or perhaps there should be a similar type of definition for a Barn. It is not defined, but is in the Zoning along with Stable.

**Under Article 4, 17.40.080 section C.**

How will limiting all livestock to lots greater than one acre impact the **cultural lifestyle**, such as 4-H and the **economic viability** of raising one's own healthy food. Perhaps an alternative to allow for small livestock, such as Rabbits, Chickens, perhaps a milk goat on these smaller parcels would create a more sustainable lifestyle and community. There are already communities in this county, with CC&Rs, for those who don't like the rural qualities of El Dorado County.

**Under Article 4, 17.40.080 section D.**

If animal keeping is permitted, why prevent animal slaughter for one's own use? What **cultural impact** does adding this restriction have on a residents ability to sustain themselves? What **cultural impact** on 4-H and FFA? What **health impact** by not allowing those who choose to raise their own chemical free food animals? What **economic impact** on those who would supplement their income from the sale of their excess bounty and for **access** to those who wish to know their "farmer" and buy healthy food? **How does this restriction encourage economic activities creating potential employment opportunities in the county, even if only part time?**

7-10-12  
Patricia Chelatt  
2772 Ponderosa Rd  
Shingle Springs CA  
95682

19 JUL 10 AM 9:16  
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## Re: Comments to the NOP

1 me. sage

Shawna Purvines <shawna.purvines@edcgov.us>  
 To: Tara Mook <mccannengineering@sbcglobal.net>  
 Cc: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

Tue, Jul 10, 2012 at

All comments will be provided to the Board of Supervisors. So please continue your review and forward any comments you wish to share with the Board.

Shawna

On Tue, Jul 10, 2012 at 8:31 PM, Tara Mook <mccannengineering@sbcglobal.net> wrote:

Shawna,

Does this mean formally excepted. We need an exception to be able to go through a mountain of information and give good comments to the County  
 Tara

Sent from my iPod

On Jul 10, 2012, at 5:26 PM, Shawna Purvines <shawna.purvines@edcgov.us> wrote:

Hi Tara,

Yes TGPA-ZOU NOP comments were due by 5 p.m. today. But TGPA-ZOU Project comments are always excepted.

Thanks  
 Shawna

On Tue, Jul 10, 2012 at 5:10 PM, Tara Mccann <mccannengineering@sbcglobal.net> wrote:

These were thrown together I didn't have much time. They were do today by 5pm right?  
 Tara

----- Forwarded Message -----

From: Shawna Purvines <shawna.purvines@edcgov.us>  
 To: Tara Mccann <mccannengineering@sbcglobal.net>  
 Cc: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>  
 Sent: Tue, Jul. 10, 2012 5:03:13 PM  
 Subject: Fwd: Fw: Comments to the NOP

Thank. Tara

Shawna

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

From: Tara Mccann <mccannengineering@sbcglobal.net>  
 Date: Tue, Jul 10, 2012 at 5:01 PM  
 Subject: Fw: Comments to the NOP  
 To: shawna.purvines@edcgov.us

I concur with comments drafted by the El Dorado Hills APAC  
 Tara Mccann

----- Forwarded Message -----

From: Tara Mccann <mccannengineering@sbcglobal.net>  
 To: shawna.purvines@edcgov.us  
 Sent: Tue, July 10, 2012 4:59:16 PM  
 Subject: Comments to the NOP

Comments to the TGPA NOP

1. Analyze consultant contracts for Conflict of Interest:

Board of Professional Engineers Attorney :

"conflict of interest (COI) occurs when an individual or organization is involved in multiple interests, one of which could possibly corrupt the motivation for an act in the other."

The EIR for some discretionary projects as an example Dixon Ranch is being done by LSA it has been my understanding as a 25 year registered Civil Engineer in the State of California the EIR consultant is not allowed by law to be doing some of the studies included in the EIR. Which LSA stated they were. Please clarify and analyze.

2. Changes being proposed to the Land Use Development Manual and County Design Improvement Standards can not be a separate process they are directly related to the Tentative General Plan Update. If the County is making changes to these without public input and without direct analysis to the Tentative General Plan Amendment and Zoning Ordinance Update that would be significantly flawed and would be disingenuous to the public. This is forcing an outcome by changing the standards by which to measure. The zoning changes that are being proposed in the Zoning Ordinance Update can not be valid with some of the existing current Standards and existing policy in the Land Use Development Manual that now exist. They could only be valid if Standards and Land Use Manual were changed this is obvious and apparent to many in the Green Valley Alliance and also the El Dorado Hills APAC working groups. For the County to change the Design Standards and The Land Use Development Manual without full analysis alongside the zoning change proposals would be a significant flaw in the process. This is not transparent, the EIR needs to analyze and include these changes in the TGPA & ZOU process.

3. Land Use Policy Programmatic Update and Tentative General Plan Update seem to be used interchangeably on the County's web site and in referring to County process. This TGPA & ZOA should be done as a full General Plan Amendment and go to the voters for approval. There is too much significant policy changes that effect an unprecedented broad spectrum that are not being addressed or analyzed. The Transportation Circulation Element of the General Plan is being significantly changed yet the County states they are not doing a Transportation Circulation Element Update. Again this needs to be an all encompassing all element update General Plan Amendment and go to the voters for approval.

4. Historic Overlay should be analyzed for El Dorado Hills. There is significant cultural resources that have not been recorded and are not on the County preservation list. Some examples are the old gold miners school house on Malcomn Dixon and the old one lane Malcomn Dixon historic bridges.

5. High-Density Residential (HDR): "This land use designation identifies

those areas suitable for intensive single-family residential development at

densities from one to five [optional review would include up to 8]

dwelling units per acre, as stated in the 2004 General Plan. Allowable residential structure types include single-family attached (i.e., air-space condominiums, townhouses) and detached dwellings and manufactured homes. Except as provided in Policy 2.2.2.3, this designation is considered appropriate only within Community Regions and Rural Centers." This needs to be analyzed for the suitability of the Community Region unilaterally designating High Density Land Use as identified as a holding zone for high intensity development. Some areas where proposed high density developments are trying to get approved are not compatible with surrounding low density and rural adjoining land as well as lack of infrastructure and traffic circulation problems. The General Plan and Zoning Ordinance Update should analyze the appropriateness of all Community Region zoning to only allow density's compatible and that can be supported by infrastructure and not 20 years down the road. The Community region should not be labeled a holding zone for highest intensity densities when it is not compatible with surrounding land uses, can not be supported in the near term by adequate traffic infrastructure, adequate circulation, adequate public services, and significant environmental impacts not mitigable. Many Developers are making broad brush statements that because it is a Community Region that gives them carte blanc for the highest intensity densities. EIR should analyze changing Land Uses where this is not adequate or not compatible in the Community Region.

6. Needed Traffic Infrastructure and circulation needs to be analyzed in the Community Region for existing and cumulative impacts.

7. TC-Xa Measure Y: Define "fix". Should analyze engineering practices needed transportation infrastructure. Should include mixed use and multi family projects.

8. The unincorporated areas should have more formalized Regional Councils to dialog better on issues with the County. These should be members voted in by community.

9. Please analyze clarifying the structure of County Departments and how to communicate that to the public so that the public has a better idea of how Departments are structured and can more effectively work with them.

10.)The process of Discretionary Projects needs to be fully analyzed to improve inconsistency's and processes. There should be more public input throughout the initial stages.

Tara Mccann

.-

Shawna L. Purvines  
Sr. Planner  
Development Services  
El Dorado County

Phone:(530) 621-5362  
[shawna.purvines@edcgov.us](mailto:shawna.purvines@edcgov.us)  
[www.edcgov.us](http://www.edcgov.us)

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Thank you.

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Shawna L. Purvines  
Sr. Planner  
Development Services  
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Phone:(530) 621-5362  
[shawna.purvines@edcgov.us](mailto:shawna.purvines@edcgov.us)  
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Thank you.

Shawna L. Purvines  
Sr. Planner

7/11/12

Edcgov.us Mail - Re: Comments to the NOP

Development Services  
El Dorado Count.  
Phone:(530) 621-5362  
[shawna.purvines@edcgov.us](mailto:shawna.purvines@edcgov.us)  
[www.edcgov.us](http://www.edcgov.us)

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TGPA-ZOU ZOU &lt;tgpa-.ou@edcgov.us&gt;

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## F. d: EDHAPAC Letter regarding the NOP for the EIR- the EDCo TGPA and ZOU

1 message

Shawna Purvines &lt;shawna.purvines@edcgov.us&gt;

Tue, Jul 10, 2012 at 8:56 PM

To: "Hidahl, John W (IS)" &lt;John.Hidahl@ngc.com&gt;

Cc: TGPA-ZOU ZOU &lt;TGPA-ZOU@edcgov.us&gt;

Thanks John

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

From: Hidahl, John W (IS) &lt;John.Hidahl@ngc.com&gt;

Date: Tue, Jul 10, 2012 at 6:12 PM

Subject: EDHAPAC Letter regarding the NOP for the EIR- the EDCo TGPA and ZOU

To: Shawna Purvines &lt;shawna.purvines@edcgov.us&gt;

Cc: "bosone@edcgov.us" &lt;bosone@edcgov.us&gt;, "bostwo@edcgov.us" &lt;bostwo@edcgov.us&gt;, "bostthree@edcgov.us" &lt;bostthree@edcgov.us&gt;, "bosfour@edcgov.us" &lt;bosfour@edcgov.us&gt;, "bosfive@edcgov.us" &lt;bosfive@edcgov.us&gt;, "lou.rain@edcgov.us" &lt;lou.rain@edcgov.us&gt;, Norman &amp; Sue &lt;arowett@pacbell.net&gt;, "jeff.h@ix.netcom.com" &lt;jeff.h@ix.netcom.com&gt;

Hi Shawna,

Attached please find the EDHAPAC Subcommittee.s letter on the NOP for the TGPA and ZOU. Please note that APAC has requested a 60 day extension of the review period within the letter due to the complexity of the subject and the quantity of applicable documents. Our full APAC committee will review the subcommittee's report at our regular monthly meeting tomorrow night (7/11/12) and will submit a subsequent full APAC voting member report NLT Friday 7/13/12.

Thanks, John

--

Shawna L. Purvines  
 Sr. Planner  
 Development Services  
 El Dorado County  
 Phone:(530) 621-5362  
[shawna.purvines@edcgov.us](mailto:shawna.purvines@edcgov.us)  
[www.edcgov.us](http://www.edcgov.us)

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### 2 attachments



APAC TGPA and ZOU Subcommittee Report on the NOP7-10-12 R1.docx  
 292K



apac TGPA ZOU NOP matrix7-6-12 revised (3).doc  
 77K





**El Dorado Hills**  
**Area Planning Advisory Committee**  
1021 Harvard Way  
El Dorado Hills, CA 95762

**2012 Board**  
**Chair**  
John Hidahl  
**Vice Chair**  
Jeff Haberman  
**Secretary/Treasurer**  
Alice Klinger

July 10, 2012

El Dorado County Development Services Department, Planning Services  
Attn: Shawna Purvines, Senior Planner  
2850 Fairlane Court, Building "C"  
Placerville, CA 95667

**Subject: APAC Comments on the Notice of Preparation of a Draft Program Environmental Impact Report (EIR) and Notice of public scoping meeting for the El Dorado County Targeted General Plan Amendment and the Zoning Ordinance Update**

Dear Shawna,

The El Dorado Hills APAC TGPA/ZOU subcommittee was established in February 2012, based upon notification from County of the intent to make modifications to the General Plan and Zoning Ordinance. Since APACs next General meeting will be held on Wednesday July 11<sup>th</sup>, the APACs subcommittee is submitting this report to meet the July 10<sup>th</sup> timeline. Following the review of the subcommittee's report at our July 12<sup>th</sup> meeting a final report will be submitted.

We would like to acknowledge and thank the various members of the County Planning Department, DOT and members of EDAC who have helped define and clarify the range of changes being proposed and under consideration. However, these TGP amendments and zoning changes are very complex and difficult to understand without additional time to analyze the intended results. **Therefore APAC respectfully requests that the County extend the comment period for 60 days to allow an in-depth review of all of the proposed changes.** APAC would like to work further with the EDAC committee and County Staff during this period to consider changing the scope of the amendments and zoning changes.

Based on our cursory review we have identified several proposed changes that may have significant impacts to EDH, dependent upon the range of applicability of the proposed change.

Attached is a copy of a Summary Matrix with comments from ED residents that APAC has received via various communications.

If you have any questions on any of the comments and/or concerns expressed herein, please contact one of the TGPA & ZOU Sub-Committee Co- Chairmen; John Hidahl @ (916 933-2703) or Jeff Haberman @ (916 933-3430)

APAC appreciates having the opportunity to comment on this proposal.

Sincerely,

*John Hidahl*

John Hidahl,  
TGPA & ZOU Sub-Committee Co- Chairman, APAC

cc: BOS1, BOS 2, BOS 3, BOS 4, BOS 5  
Planning Commission  
APAC Read File

# EDHAPAC TGPA/ZOU NOP Response Matrix

July 10, 2012

Issue	EDH-APAC Position	NOP Response	NOP Response
<p><b>Policy 2.2.1.2 and Table 2</b>  <b>Multi-Family Use:</b> Consider amending density from 24 units per acre to 30 units per acre to comply with California Government Code 65583.2(c)(iv) and (e) which requires jurisdictions within Metropolitan Statistical Areas (MSA) of populations greater than 2,000,000 to allow for up to 30 units per acre when determining sites to meet the low and very low housing allocation categories. El Dorado County is located within the Sacramento MSA. Amend the Multi-Family land use to allow for commercial as part of a mixed use project. Amend the Multi-Family land use to encourage a full range of housing types including small lot single family detached design without a requirement for a Planned Development.</p> <p><b>High Density Residential Use:</b> Consider deleting the requirement for a Planned Development application on projects of 3 or more units per acre.</p>	<p>Amending the density from 24 to 30 units would have a significant impact on site specific projects designated as multi-family use. This change would require that the infrastructure must be in place prior to development of the project.</p> <p>This may be appropriate for small developments on a single acre, but when creating more than 10 units in an area, a Planned Development is appropriate—especially if up to 8 units are on a single acre.</p>	<p><b>*Aesthetics</b>            The increase in size of the buildings to accommodate the additional units could overwhelm the surrounding area. How will this be prevented?</p> <p><b>*Air Quality</b>            The County already often exceeds the State air quality limits to avoid health risks associated with air pollution. This increase density will cause higher levels of air pollution. How will this be prevented?</p> <p><b>*Land Use/Planning</b>            The increase density could exceed the surrounding infrastructure and services. Please analysis this issue.</p> <p><b>*Noise</b>            The increase in density will cause additional noise at these sites. How will this be mitigated?</p>	<p><b>*Population/Housing</b>            The inclusion of the additional density per acre could exceed population balance for Community regional areas. How will this be prevented?</p> <p>This increase in density should be carefully analyzed to determine all of the impacts caused by increasing the density by 50%.</p> <p><b>*Transportation/Traffic</b>            The increase density could cause traffic congestion. An accurate traffic analysis using a traffic modeling program with current traffic conditions must be used to analyze this impact. Timely real world traffic mitigation measures should be provided to address these impacts.</p>



Issue	EDH-APAC Position	NOP Response	NOP Response
<p><b><i>Policies 2.2.3.1, 2.2.3.2 and 2.2.5.4-</i></b>            Consider amending the 30% open space requirement inside of Community Regions and Rural Centers to allow lesser area of “improved open space” on site, set criteria for options in meeting a portion of the requirement off-site or by an in lieu fee option as deemed necessary.</p>	<p>This would allow too many discretionary decisions by county policy makers on open space issues. The collection of in lieu fees would reduce open spaces which are highly desirable. Regardless of the “improvement” of the open space, a reduction from 30% open space will dramatically change the feel of an area. Even worse, allowing open space to be off-site completely removes the rural feel of an area that is being developed and again violates the fundamental principles of the county’s citizens.</p>	<p><b>*Aesthetics</b>            The lost of open space will detract from the visual appearance of housing project. Please address mitigation measures that will compensate for lost of open spaces on view shed.</p> <p><b>*Land Use/Planning</b>            If open space is not required, project design will put houses on less than desirable land. How will this be mitigated?</p>	<p><b>*Noise</b>            Vegetation and trees which are in most open spaces provide sound attenuation. How will this increase in sound and noise be mitigated when open space is removed from housing projects?</p> <p><b>*Air Quality</b>            The County already often exceeds the State air quality limits to avoid health risks associated with air pollution. This lost of open space will cause higher levels of air pollution. How will this be prevented?</p>

Issue	EDH-APAC Position	NOP Response	NOP Response
<p><b>Policy 2.2.4.1</b> Consider amending the Density Bonus policy which allows incentive for the creation of open space as part of residential projects, and implement policy specifics through Zoning Ordinance.</p>	<p>Density Bonus has encouraged developers to request higher density projects for increased profits instead of better projects. The policy change must be clearly defined before an EIR can assess the impacts of this amendment.</p> <p>It is not appropriate to have a Density Bonus in Medium Density and Low Density Residential land use areas. Instead, an owner should apply for a change in land use designation and be evaluated on a case by case basis. Otherwise, a Density Bonus in these zones amounts to a change in land use and would significantly change the intention of the land use in the General Plan</p>	<p><b>*Aesthetics</b> The increase density would remove natural vegetation and trees which provides a rural atmosphere and a more harmonious environment. Please assess the impact on aesthetics with the increase density from density bonuses.</p> <p><b>*Air Quality</b> The County already often exceeds the State air quality limits to avoid health risks associated with air pollution. This increase density will cause higher levels of air pollution. How will this be prevented?</p> <p><b>*Land Use/Planning</b> The increase density from density bonus could exceed the surrounding infrastructure and services. How will this be prevented?</p>	<p><b>*Noise</b> The increase in density will cause additional traffic and other related noises. How will this be mitigated?</p> <p><b>*Population/Housing</b> The density bonus will cause additional density per acre which could exceed population balance for Community regional areas. How will this be prevented?</p> <p><b>*Transportation/Traffic</b> The increase density could cause traffic congestion. . An accurate traffic analysis using a traffic modeling program with current traffic conditions must be used to analyze this impact. Timely real world traffic mitigation measures should be provided to address these impacts.</p>
<p><b>Policy 2.2.5.4</b> Policy 2.2.5.4 All development applications which have the potential to create 50 parcels or more shall require the application of the Planned Development combining zone district. However, in no event shall a project require the application of the Planned Development combining zone district if all of the following are true: (1) the project does not require a General Plan amendment; (2) the project has an overall density of two units per acre or less; and (3) the project site is designated High-Density Residential.</p> <p>Consider deleting policy.</p>	<p>The requirement for a Planned Development belongs in the General Plan as it is one of the fundamental principles of our county that ensures preservation of open space as well as having infrastructure in-place prior to the development. It is too important to be moved from the most important planning document of the county, the General Plan.</p> <p>This is how to get rid of the 30% open space requirement. If a PD is not required, then I don't believe <u>any</u> open space is required to develop a property. Pack-um and stack-um! Could look like inner-city development on any parcels that are left to</p>	<p><b>*Aesthetics</b> The lost of planned development could reduce open space and lower County design standards. Please address mitigation measures that will compensate for lost of open spaces and County design standards.</p>	

Issue	EDH-APAC Position	NOP Response	NOP Response
	<p>be developed.</p> <p>Question, can EDH CSD create more stringent requirements than the County?            Maybe we have the CSD pass an overlay on all CC&amp;Rs for the community region.</p>		

Issue	EDH-APAC Position	NOP Response	NOP Response
<p><b>New Policies</b> Consider setting criteria for and identify Infill sites and Opportunity areas that will provide incentives substantial enough to encourage the development of these vacant/underutilized areas</p>	<p>This could increase densities in infill areas without providing the required infrastructure.</p> <p>The proposed language by staff for “Promote Infill Development” item d) should have the following words added at the end of the sentence “, <u>but only after all infrastructure is in place that will support such future development</u>”.</p>	<p><b>*Noise</b> The increase in density from infill sites will cause additional traffic and other related noises. How will this be mitigated?</p> <p><b>*Land Use/Planning</b> The increase density from infill sites could exceed the surrounding infrastructure and services. How will this be prevented?</p>	<p><b>*Population/Housing</b> The infill sites will cause additional density per acre which could exceed population balance for Community regional areas. How will this be prevented?</p> <p><b>*Transportation/Traffic</b> The increase density from infill projects could cause traffic congestion. An accurate traffic analysis using a traffic modeling program with current traffic conditions must be used to analyze this impact. Timely real world traffic mitigation measures should be provided to address these impacts.</p>
<p><b>Policy TC-1a, TC-1b, and Table TC-1-</b> Consider revising policies, and table to bring objectives into conformance with policy TC-1p, TC-1r, TC-1t, TC-1u, Tc-1w, TC-4f, TC-4i, HO-1.3, HO-1.5, HO-1.8, HO-1.18, HO-5.1, and HO-5.2, to allow for narrower streets and road ways and to support the development of housing affordable to all income levels.</p>	<p>Road widths should not be set by housing issues, but for public safety issues.</p> <p>Allowing narrower streets sacrifices safety of our citizens in a significant way. To do this for financial gain is not appropriate. Highway standards should be based strictly on safety and if a road cannot meet the standards, that becomes what limits the use and development of a parcel—we should not let the use and development of a parcel dictate the safety level</p>	<p><b>*Transportation/Traffic</b> The decreasing of road widths will cause traffic accidents and safety issue for pedestrians and bicycles. A very high percentage of El Dorado County streets do not have sidewalks. If the streets widths are narrowed without sidewalks this will cause a safety issue. The EIR should analyze these impacts and provide detailed mitigation measures.</p>	
<p><b>Policy TC-1m, TC-1n(B), TC-1w</b> Consider amending policies to clean up language including; TC-1m delete “of effort” TC-1n(B) replace accidents with crashes; and TC-1w, delete word maximum.</p>	<p>Why replace the word “accidents” with the word “crashes”? Are they considered the same? Is one more inclusive of incidents that the other? Why not include both “accidents and crashes”? Or, are all accidents a subset of crashes? We need to make sure that this change does not reduce the need for safety improvements on our roads</p>	<p>No Comment at this time</p>	

Issue	EDH-APAC Position	NOP Response	NOP Response
<p><b>Policy 7.1.2.1</b> Consider amending the restrictions for development on 30% slopes, and set standards in the Zoning Ordinance and Grading Ordinance.</p>	<p>Construction of homes on 30% grade would cause additional environmental impacts on the area (grading, water runoff, and erosion).</p> <p>The existing language in the General Plan seems appropriate. If there are additional exceptions that are appropriate but not currently included, then add them to the General Plan. Keeping this in the general plan allows a proper EIR to be performed.</p>	<p><b>*Hydrology/Water Quality</b> Construction of homes on 30% or greater grades would cause additional environmental impacts on the area (grading, water runoff, and erosion). How will this be mitigated?</p>	<p><b>*Hazards &amp; Hazardous Material</b> Construction on steeper slopes will cause additional exposure to soil perturbations and will cause air born particles of dust and asbestos. Please analyze this issue and provide mitigation measures.</p>
<p><b>Policy 2.2.1.2</b> <u>High Density Residential:</u> Consider analyzing the effects of increasing High Density Residential Land use density from a maximum of 5 units per acre to 8 units per acre</p>	<p>Increasing the density to 8 units per acre would put a tremendous load on the supporting infrastructure.</p> <p>This amounts to giving away the Density Bonus without earning it! The analysis for this type of density should be done through the Density Bonus provision.</p>	<p><b>*Aesthetics</b> The increase density would remove natural vegetation and trees which provides a rural atmosphere and a more harmonious environment. Please assess the impact on aesthetics with the increase density from 5 units to 8 units/acre.</p> <p><b>*Air Quality</b> The County already often exceeds the State air quality limits to avoid health risks associated with air pollution. This increase density will cause higher levels of air pollution. How will this be prevented?</p> <p><b>*Land Use/Planning</b> The increase density from 5 to 8 units per acre could exceed the surrounding infrastructure and services. How will this be prevented?</p>	<p><b>*Noise</b> The increase in density will cause additional traffic and other related noises. How will this be mitigated?</p> <p><b>*Population/Housing</b> The 5 to 8 units per acre increase in density and will cause additional density per acre which could exceed population balance for Community regional areas. How will this out of balance condition be prevented?</p> <p><b>*Transportation/Traffic</b> The increase density from 5 to 8 units per acre will cause traffic congestion. An accurate traffic analysis using a traffic modeling program with current traffic conditions must be used to analyze this impact. Timely real world traffic mitigation measures should be provided to address these impacts.</p>
<p><b>Policy 2.1.1.1 and 2.1.2.1</b></p>	<p>These areas should be identified before</p>	<p><b>*Aesthetics</b> The changing or adding new areas</p>	<p><b>*Transportation/Traffic</b> The change or adding of these</p>

Issue	EDH-APAC Position	NOP Response	NOP Response
Consider analyzing the possibility of adding new, amending or deleting existing Community Regions or Rural Center planning areas	analysis to determine public support for the change. The policy change must be clearly defined before an EIR can assess the impacts of this amendment.	<p>in either the rural or Community Regions could have a major visual impact on the affect areas. Please analyze the visual impacts that would be caused in areas that would be subject to this policy.</p> <p><b>*Air Quality</b> Please analyze the air quality impact of all possible change that could occur with the new policy.</p> <p><b>*Population/Housing</b> Please analyze all of the population changes and impacts that will occur as result of the policy.</p>	<p>centers could cause different traffic patterns. Please analyze all of the possible impacts to roads in any area that might be subject to this new policy.</p> <p><b>*Land Use/Planning</b> Please analyze the entire existing infrastructure that would be affected by this policy.</p>
<p><b>Policy 2.1.1.3</b> Mixed use developments which combine commercial and residential uses in a single project are permissible and encouraged within Community Regions. <u>The maximum residential density of 20 dwelling units per acre may only be achieved where adequate infrastructure, such as water, sewer and roadway are available or can be provide concurrent with development.</u></p>	Language should be added that stipulates that the number of APPROVED dwelling units will be dependent on approved traffic studies and the application of appropriate traffic mitigation measures concurrent with development.	No Comment at this time.	
<p><b>Policy 2.1.2.5</b> Mixed use developments which combine commercial and residential uses in a single project are permissible and encouraged within Community Regions. The maximum residential density shall be 10 dwelling units per acre in Rural Centers <u>in identified</u> mixed use areas as defined in <u>the Zoning</u></p>	<p>Language should be added that stipulates that the number of APPROVED dwelling units will be dependent on approved traffic studies and the application of appropriate traffic mitigation measures concurrent with development.</p> <p>“Identified” mixed use areas must be disclosed in the Zoning Ordinance before</p>	No comment at this time.	

Issue	EDH-APAC Position	NOP Response	NOP Response
<p><u>Ordinance.</u> The residential component of a mixed use project may include a full range of single and/or multi family design concepts. <u>The maximum residential density of 10 dwelling units per acre may only be achieved where adequate infrastructure, such as water, sewer and roadway are available or can be provide concurrent with development.</u></p>	<p>an EIR is prepared.</p>		
<p><b>Policy TC-Xd, TC-Xe, and TC-Xf</b> Consider revising the policies to clarify the definition of "worsen", what action or analysis is required if the threshold of "worsen" is met, clarification of the parameters of analysis (i.e. analysis period, analysis scenarios, methods), thresholds and timing of improvements.</p>	<p>This should be a scientific term that has a measurable value and infrastructure trigger points must be established to prevent reduction of traffic circulation and degrading of service.</p> <p>Is the term being revisited to dilute impacts of increased traffic caused by new developments?</p>	<p><b>*Transportation/Traffic</b> The change of the definition of worsen could cause more projects to be approved with out the supporting infrastructure to prevent congestion. Please analyze all of the possible impacts to roads that would be subject to lessening of traffic standards in any area that might be subject to this new definition.</p>	
<p><b>Policy 10.2.1.5</b> Don't see any ROI language indicating a desire to analyze a change in this policy</p>	<p>The way staff has proposed to change this policy violates another fundamental principle. The proposed word change from "shall" to "may" could result in existing citizens subsidizing developers for the cost of facilities, infrastructure, and services. All development applications for subdivision must require a Public Facilities and Services Financing Plan that assures cost burdens do not fall on existing residents.</p>	<p>No comment at this time.</p>	
<p><b>Table TC-2, TC-Xb and, TC-Xd-</b> Consider amending or deleting table TC-2 and maintain list outside of General Plan and amending any policies referring to Table TC-2.</p>	<p>Traffic is one of the two most observable items to people in the county. A list of these roads belongs in the General Plan. If they are removed, an EIR would have to be performed every time a new road segment was added to the list or the Maximum V/C ratio was changed. The</p>	<p>No comment at this time.</p>	

Issue	EDH-APAC Position	NOP Response	NOP Response
	<p>EIR needs to know what to evaluate now and cannot anticipate future changes by the County.</p> <p>In addition, Policy TC-Xf should not have the item "<u>or (2) ensure the commencement of construction of the necessary road improvements are included in the County's 10-year (or 20-year) CIP</u>". This second item should be eliminated since the CIP changes frequently and is budget dependent. The improvements might never be constructed and then the citizens would have to live with unbearable traffic forever. Or, expecting citizens to tolerate traffic and safety problems for 10 or more years is unreasonable.</p>		



Issue	EDH-APAC Position	NOP Response	NOP Response
<p><b><i>Policies 5.2.1.3 and 5.3.1.</i></b>            Consider amending policies to increase flexibility for the connection to public water and wastewater systems when projects are located in a Community Region.</p>	<p>The proposal is to remove the word “<u>shall</u>” and replace with the word “<u>may</u>” in requirement of connecting to public water and public wastewater. This is not appropriate for a Community Region! The whole idea of a Community Region is that infrastructure is readily available. If a development cannot connect to both public water and public wastewater, it does not belong in the Community Region—especially for high-density residential and multifamily residential development. The use of the word “<u>may</u>” might be appropriate in the case of medium-density residential, commercial, industrial, and research and development projects.</p> <p>Also, the addition of the words “<u>if reasonably available</u>” should be replaced with “<u>if appropriate</u>”, otherwise if public water and public wastewater are not “reasonably available” an applicant could claim that they are allowed to develop using well water and/or septic by right.</p>	<p><b>*Hydrology/Water Quality</b>            The change from shall to may will increase well water use and could cause a lowering of the water table to existing residents. How will this be prevented?</p> <p><b>*Land Use/Planning</b>            The increase density from these additional sites could exceed the surrounding infrastructure and services. How will this be prevented?</p> <p><b>*Population/Housing</b>            The additional sites approved from this change in policy will cause more houses in the Community region, which could exceed population balance for Community regional areas. How will this be prevented?</p>	<p><b>*Transportation/Traffic</b>            The increase housing from this policy change could cause traffic congestion. An accurate traffic analysis using a traffic modeling program with current traffic conditions must be used to analyze this impact. Timely mitigation measures should be provided to address these impacts.</p>

Issue	EDH-APAC Position	NOP Response	NOP Response
<p>Zoning Ordinance: ROI 183-2011- ;-</p> <p>6. Provide alternative means to any open space requirement as part of a planned development to provide more flexibility and incentives for infill development and focus on recreation in Community Regions and Rural Centers</p>	<p>This will allow too many discretionary decisions by county policy makers on open space issues.</p> <p>The policy change must be clearly defined before an EIR can assess the impacts of this amendment.</p>	<p><b>*Aesthetics</b> The lost of open space will detract from the visual appearance of housing project. Please address mitigation measures that will compensate for lost of open spaces on view shed.</p> <p><b>*Land Use/Planning</b> If open space is not required, project design will put houses on less than desirable land. How will this be mitigated?</p>	<p>Vegetation and trees which are in most open spaces provide sound attenuation. How will this increase in sound and noise be mitigated when open space is removed from housing projects?</p>



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**Re: Commens for TGPA/ZOU**

1 message

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Shawna Purvines <shawna.purvines@edcgov.us>  
To: rich\_stewart@sbcglobal.net  
Cc: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

Wed, Jul 11, 2012 at 5:51 AM

Thank you Rich,

Shawna Purvines

On Tue, Jul 10, 2012 at 11:59 PM, Rich Stewart <rich\_stewart@sbcglobal.net> wrote:

Shawna:

My comments in regard to the Notice of Preparation of an Environmental Impact Report for the Targeted General Plan Amendment and Zoning Ordinance Update are provided below. I wish I had more time to spend reviewing these documents, but with the Dixon Ranch NOP deadline last Thursday, my efforts had to be focused there. I have given the El Dorado Hills APAC some additional comments that fit with their points of focus and they have been included in APAC's comments.

I appreciate the opportunity to participate in this process as a member of the general public that clearly has no development or business interests in the County. The goal of my comments is to preserve the quality of life in the County without taxing the residents through burdensome regulations while maintaining the rural feel (yes, even in the El Dorado Hills area--remember, it's all relative). I do believe that we need to make changes that will attract business and provide revenue for the County; however, we need to remember that the changes we make today will impact the County for an eternity. Just because we are currently in a poor business/economic cycle doesn't mean that we need to panic and make changes our community will regret forever. There are some quite dramatic changes being proposed, and this process deserves whatever time it takes to get it right!

I will do my best to stay involved in the process and continue to devote as much of my time as I can to see that the County succeeds.

Rich Stewart

Targeted General Plan Amendment:

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Community Regions:

Please consider removing APNs [126-020-01-100](#), [126-020-02-100](#), [126-020-03-100](#), [126-020-04-100](#), and [126-150-23-100](#) (Dixon Ranch proposed project) from the El Dorado Hills Community Region (EDHCR). It is my understanding that these parcels were added during the 2004 General Plan process (was there any public notice to surrounding parcels and the EDHCR at the time?). This may have been a strategic move on the part of the owner, but as it is being demonstrated as the Dixon Ranch project goes through the review process, it is not appropriate to be included in the EDHCR. Thus, one case that needs to be included for evaluation in the EIR for the TGPA/ZOU is the removal of these parcels from the El Dorado Hills Community Region.

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Zoning Ordinance:

Article 2, Chapter 17.24. Residential Zones, p. 32, Section 17.24.010.A.4:

- Please add “excessive traffic” after the words “excessive noise” in this sentence. Preventing excessive traffic is a key to quality of life in the County. The purpose of this chapter ought to reflect this core value held by most all of the County.s residents.

#### Landscaping and Lighting Sections:

Please make it clear that residential homeowners do not have to hire a multitude of professionals to plant flowers, change a light bulb, or add sprinklers to their property. If we want to hang out the welcome mat for people to come to our county, we don't want to have to say “By the way, it's going to cost you an additional \$5,000+ to landscape your property or change a light bulb outside.” In addition, we should not burden our current residents with this significant extra cost.

See the following sections of the proposed Zoning Ordinance:

- Landscaping Standards Article 3, p. 56 Section 17.33.010 states the purpose of the standard is to comply with Water Conservation in Landscaping Act: Model Water Efficient Landscape Ordinance (Gov. Code 65591 – 65599)
  - + I could not find anywhere in the Act a requirement for a Certified Landscape Irrigation Auditor, a Landscape Architect, Civil Engineer, Architect, or Landscape Contractor
  - + p. 59, 17.33.050.B requires hiring a professional
  - + p. 68, 17.33.110.B.3.b.11 requires hiring a professional
  - + p. 69, 17.33.110.B.4.a.7 requires hiring a professional
  - + p. 72, 17.33.110.B.4.g.1 requires hiring a professional
- Outdoor Lighting Article 3, p. 75 Section 17.34 also requires hiring some very costly professionals
  - + p. 78, 17.34.030.D requires hiring a professional
  - + p. 82, 17.34.070 Any nonconforming luminaire that is replaced, re-aimed, or relocated must meet the standards of this Chapter. Again, could be read as to require hiring a professional.

Suggestion: For this entire Article, allow a homeowner to act as their own professional much like an owner-builder can act as their own general contractor. Or, state clearl. in the applicability that it does not apply to a single residential homeowner. Also, make it clear that a homeowner does not have to apply for a permit and pay another fee to landscape their property or change a light bulb.

#### Landscaping Section:

Please add to the allowed landscaping use of artificial turf in lieu of grass. The quality and appearance of artificial turf has improved tremendously since the days of Astro-turf. Artificial turf saves water, eliminates the use of fertilizers, herbicides, and insecticides (that all wash into our waterways), as well as eliminating noise and air pollution from lawn mowers and string trimmers. This is a significant environmental benefit.

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Glossary:

Definitions Article 8, p. 3 section 17.80.020 .Animal Keeping” refers to Section 17.40.070 appears to be a typographical error. The reference maybe should be 17.40.080?

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Appendix A: Landscape and Irrigation:

Many of the indigenous shrubs listed in this section are significant fire hazards. Please have the appropriate expert review with the Fire Marshall prior to including on these lists. Place warnings next to those that should not be planted in areas that are defensible space near structures and roads.

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Shawna L. Purvines  
Sr. Planner  
Development Services  
El Dorado County  
Phone:(530) 621-5362  
[shawna.purvines@edcgov.us](mailto:shawna.purvines@edcgov.us)  
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Thank you.



TGPA-ZOU ZOU &lt;tgpa-.ou@edcgov.us&gt;

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## Comments Regarding TGPA-ZOU

1 message

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Marion Franck <marionf2@gmail.com>  
To: TGPA-ZOU@edcgov.us, shawna.purvines@edcgov.us

Mon, Jul 9, 2012 at 9:42 AM

July 9, 2012

Dear County Planners (especially Shawna and Lillian who I met),

The scoping meeting I attended (Cameron Park) was very helpful, thank you. My husband and I own property on the South Fork of the American river in Lotus.

I am specifically concerned about the possible elimination of the existing rule that property cannot be subdivided in a flood corridor. It would be disastrous if a dam break led to inundation and people were unable to escape because the roads couldn't handle the surge of humanity. Under the existing rules, the number of people living in the area is limited. We should keep it this way.

At the very least, the upcoming Environmental Impact Report should study the flood risk. If it is significant (and previous policy makers obviously thought so), then the river corridor should not be opened for more dense development.

As the owner of two parcels, one large and undeveloped, I could profit if the county changed the rules. But please don't. The river is an economic and aesthetic resource of inestimable value. It is better for all of us--and safer--if we keep the river corridor as undeveloped as we can.

Marion Franck

5225 Petersen Lane

Lotus, CA 95651

**Paul Raveling**  
**2737 Carnelian Circle**  
**El Dorado Hills, CA 95762**  
Paul.Raveling@sierrafoot.org (916) 933-5826  
**July 9, 2012**

**El Dorado County**  
**Development Services Department**  
**2850 Fairlane Court**  
**Placerville, CA 95667**

**Attn: Shawna Purvines, Senior Planner**  
**Subject: Comments on Notice Of Preparation for Targeted General Plan**  
**Amendment EIR**

**Dear Ms Purvines,**

Please accept the pages immediately following this cover letter as my comments for the record. The same materials are being sent to you today by email, with a few Ccs to a small list of others in County government. These are on-record comments for EIR scoping purposes. Those most directly "normal" to an EIR scoping process are in the appended matrix of EDH APAC responses, which might slightly predate the formal submission from APAC. My own personal comments are mainly in the nature of recommendations for expansion of the scope of the project to cover traffic and non-economic provisions in the General Plan.

My thanks go to you and to the others among County staff for your work on behalf of the people of El Dorado Hills and El Dorado County.

Sincerely,

  
Paul Raveling

10 JUL 10 11:33:59  
RECEIVED  
PLANNING DEPARTMENT

110103





**Comments on Notice Of Preparation  
Environmental Impact Report for Targeted General Plan Amendment  
July 9, 2012**

submitted by Paul Raveling  
2737 Carnelian Circle, El Dorado Hills, CA 95762  
Paul.Raveling@sierrafoot.org

The main body of these comments is in two parts.

- Part 1 suggests additions to this project, the Targeted General Plan Amendment, generally referenced below as "TGPA").
- Part 2 affirms my support for comments from the El Dorado Hills Area Planning on the TGPA proposals.

My personal review does not cover the proposed Zoning Code. This is due only to the required scope of personal effort for such a review.

Two comments in Part 1, Comment 1 and Comment 8, present issue-specific proposals which will seem extreme to sensible readers. In part, Comment 1 responds to situations which I see as essential in provision of city services and already extreme in their absence. Comment 8 involves a bit of metaphorically blowing off some steam to finish up the section. If it's read as a tongue-in-cheek note, its implicit message to County Planning is similar to what Rodney King said to the Los Angeles Police: "Can't we all just get along?". In this case Comment 8 means that both the General Plan and County planning actions need and deserve a stronger focus on local noneconomic values. Comment 1 carries the same message more explicitly but is inclusive for economic values.

A second purpose for a degree of extremity in Comments 1 and 8 is recognition that proposals for General Plan amendments are the start of processes that tend to involve forms of negotiation. Prudent negotiation starts by establishing a cognitive anchor at a level leaving room for compromise. Stated colloquially in language of American Pickers and Pawn Stars, a seller needs to start with a high asking price in order to ultimately reach a fair deal.

My 20-year history of generally just suggesting a fair deals has mainly had a generally dismal record in producing appropriate results. There's merit in the commonly heard definition of insanity as repeating the same action over and over and expecting a different result. By that criterion many parts of Comments 1 and 8 are an attempt to cling to sanity. Other opinions of these comments may be equally valid. In my view the ultimate challenge

to sanity is lack of a city government in the County's largest actual city, which houses a quarter of the County's population.

### **Part 1: Suggestions for additions to the project**

A thorough review of the General Plan and of civic needs, especially in El Dorado Hills, could be expected to enlarge this list.

#### **Comment 1. Public Services and Utilities Element:**

**Consider amending Goal 5.1 and adding Policies 5.1.1.0 through 5.1.1.0.4 as follows.**

#### **GOAL 5.1: PROVISION OF PUBLIC SERVICES**

**Provide and maintain a system of safe, adequate, and cost-effective public utilities and services; maintain an adequate level of service to existing development while allowing for additional growth in an efficient manner; and, ensure a safe and adequate water supply, wastewater disposal, and appropriate public services for rural areas. Anticipate migration of services from the County to a future city government.**

#### **Policy 5.1.1.0:**

**The County shall provide a Community Region Council in unincorporated Community Regions whose population exceeds 10,000. These councils are advisory to the Board of Supervisors and to County commissions and committees. The County Board of Supervisors shall consult with each such Community Region Council regarding County business affecting its specific Community Region. Authority and responsibility for such business remains with the Board of Supervisors, unless the Board delegates specific authority and responsibility to individual Councils.**

**Members of Community Region Councils shall be elected by popular vote of the registered voters within their Community Region. Council members must themselves be registered voters residing in the Community Region. Councils may appoint local advisory commissions and committees.**

**Policy 5.1.1.0.1:**

**The County shall establish and maintain robust communication with all Community Region Councils.**

**Policy 5.1.1.0.2:**

**Any matter subject to decisions by the Board of Supervisors which affects a Community Region shall first be heard in one or more meetings of the relevant Community Region Council(s).**

**Policy 5.1.1.0.3:**

**County government shall establish and maintain appropriate staff presence in each unincorporated Community Region. Staff presence shall be substantially equal to that of a city government in unincorporated a Community Region whose population exceeds 20,000.**

**Policy 5.1.1.0.3:**

**The County shall maintain a separate Road Maintenance Fund for each unincorporated Community Region whose population exceeds 20,000. Each such Road Maintenance Fund shall be funded at the level of revenue which the Community Region would receive as an incorporated city.**

Rationale: Such "virtual cities" need road maintenance funding the higher levels normally dedicated to cities under California law.

**Policy 5.1.1.0.4:**

**Until a full-time "virtual city government" can be established in El Dorado Hills, all County government operations shall be conducted in El Dorado Hills during one week of each month.**

Quantitative basis for this specific policy proposal: The 2010 Census found that 23.3% of the population of El Dorado County lived in El Dorado Hills. This percentage is gradually increasing: Statistics for building permits continue to show that approximately 2/3 of all new housing construction is in El Dorado Hills. This policy is essentially a time-share proposal based on population proportionality.

**Overall Rationale:**

Unincorporated communities in these size ranges need more intensive communication with County government and a more intensive level of service delivery than has historically been typical in unincorporated Community Regions. As a consequence, they need a greater degree of local influence, if not local control. An important part of local influence and local control is planning

a city's road system in advance to support its actual land use. Please note that existing nearby cities appear to have demonstrated the value of local insight and a local focus in governance at the community level. In the case of road networks, this is arguably demonstrated by their prevalent use of LOS C instead of E as the minimum required level of service on their roads.

Experience over the past 20 years has demonstrated need in public affairs for communications networks based on interpersonal contact. I refer to this as "Facenet". Facenet networks have proven to be largely infeasible in urbanized areas such as El Dorado Hills when local government is geographically remote. Colocation of local government with community regions is vital to both citizens and local agencies.

A second part of the rationale for this suggestion is the likelihood that it is no longer fiscally feasible to incorporate El Dorado Hills as a city. The "Great Recession" demonstrated that fiscal sensitivity analysis for an incorporation must include zero growth as a realistically possible circumstance.

The 2005 incorporation's Comprehensive Fiscal Analysis (CFA) sensitivity analysis covered only 25% reduced growth. Extrapolating from its results for nominal growth and 25% reduced growth lead to zero (100% reduced) growth produces a finding that the city's General Fund would have been essentially at break-even given the 2005 level of revenue neutrality payments. Commercial and residential growth since then has the effect of having increased the amount required for revenue neutrality payments. The result is that the General Fund would be in deficit at zero growth and could be in jeopardy at a newly identified level of nominal growth after incorporation.

In short, it may be economically necessary for El Dorado Hills to remain unincorporated for the foreseeable future due to California revenue neutrality law. Consequently, the County needs to begin setting up a governmental structure to provide a "virtual city government" as EDH grows from its 2010 population of 42,108 to approximately 70,000 or more at buildout.

**Comment 2. Land Use Element and Public Services/Utilities Element:**

**Consider updating Figure LU-1 in accordance with the following new Goal and Policy to be added to the Public Services/Utilities Element:**

**Goal 5.2: Reserve land areas central to each Community Region for use as a Civic Center by local governance and local public agencies.**

**Policy 5.2.1:**

**Land Use for each Community Region shall designate a Civic Center area. This area shall be reserved for use by the local government and local public agencies serving the Community Region.**

**Policy 5.2.2:**

**Land designated for use as a Civic Center area shall be chosen as nearly as feasible to maximize convenience of access by Community Region residents and by representatives of local businesses. Location choice should anticipate planned buildout conditions in the Community Region.**

[An appropriate measure for optimizing convenience of access can be derived by a variation of a moment summation or center-of-gravity calculations, with trip times via the road network substituted for conventional linear measures of moment arm length.]

**Policy 5.2.3:**

**While a Community Region is unincorporated its Civic Center area and improvements thereon shall be owned and operated by the County of El Dorado. When any Community Region or substantially equivalent land area becomes incorporated as a city, ownership and operating responsibilities shall be reassigned to the new city. Such reassignment shall occur within a one-year transition period following a new city's date of incorporation.**

**Rationale:**

As Community Regions grow their need for local presence of local government and local public agencies increases. Such a Civic Center needs a land allocation whose size depends on the ultimate size of the Community Region or of a future city which will assume legal responsibility for the Community Region.

**Comment 3. Land Use Element:**

**Consider amending Objective 2.1.1 and Policy 2.1.1.2 approximately as follows:**

**OBJECTIVE 2.1.1: COMMUNITY REGIONS**

**Purpose: The Community Region boundary and an internal urban limit line establishes a line on the General Plan land use maps demarcating where the urban and suburban land uses will be developed are permitted, subject to**

**careful review by a Community Region Planning Advisory Committee. Urban and suburban planning and development is to provide opportunities that allow for continued population growth and economic expansion while preserving the character and extent of existing rural centers and urban communities, emphasizing both the natural setting and built design elements which contribute to the quality of life and economic health of the County. Avoidance of traffic congestion and delays is the most important element common to all of these objectives.**

~~The Community Region boundaries as depicted on the General Plan land use map shall be the established urban limit line.~~ **An urban limit line may be established within the area of each Community Region. Permission of urban development is intended to provide opportunities that allow for continued population growth and economic expansion while preserving the character and extent of existing rural centers and urban communities, emphasizing both the natural setting and built design elements which contribute to the quality of life and economic health of the County.**

**Policies related to adopt a specific choice of urban limit line must recognize that this choice is sensitive to the values, experiences, and judgment of local citizens.**

#### **Policy 2.1.1.2**

Establish Community Regions to define those areas which **contain a mix of land use types ranging from urban to rural in character. Urban portions** are appropriate for the highest intensity of self-sustaining compact urban-type development or suburban type development within the County based on the municipal spheres of influence, availability of infrastructure, public services, major transportation corridors and travel patterns, the location of major topographic patterns and features, and the ability to provide and maintain appropriate transitions at Community Region boundaries **and at urban limit line boundaries.** These boundaries shall be shown on the General Plan land use map.

**All local project-level development decisions shall be reviewed by a Community Region Planning Advisory Committee whose members reside in the Community Region. Committee approval shall be required for changes to urban limit lines. The Committee shall additionally have authority to require the County to submit changes in urban limit lines to the Community Region's voters for a binding referendum.**

#### **Overall Rationale:**

One General Plan issue is conditional permission versus entitlement. An example is a notion that "if High Density Residential (HDR) land use is permitted in a Community Region, then any application for a corresponding land use (and/or zoning) change for specific parcels must be granted."

The suggested amendments to Objective 2.1.1 and Policy 2.1.1.2 attempt to convey that such a change must be conditioned on a variety of factors in a Community Region. Some of those "other factors" are consequences of having a sparse road network by the standards of most cities and suburbs:

- Sparse/low capacity roads in a genuinely urban or suburban area tend to produce traffic congestion and delays.
- Sparse/low capacity roads in a surrounding rural area effectively extend the functional scope of a community into a surrounding Rural Region.
- A factor not caused by the road network is existence of areas of rural and semirural land use within a Community Region. For reasons of human psychology, especially in a high-density community, it is appropriate to provide proximate access within the Community Region to areas which are variously natural, open, and used at low intensity.

A current example potential growth impacts is Dixon Ranch, in the LDR area south of Green Valley Road. As planned, this will replace an area generally in the nature of oak woodland with sparse housing with 709 homes in HDR land use. Generation of approximately 7,000 Average Daily Trips is a further challenge to local traffic, including the portion of Green Valley Road with existing LOS F problems.

Two factors call for increased local participation, if not control, for management of development in Community Regions such as El Dorado Hills.

One factor is that knowledge of local conditions and values is better among local residents than among those who live and work at a distance. (Placerville's County Government center is about 21 miles from my own home.)

Another factor is a general perception that a Placerville-based County government is biased toward service to the Placerville area. Purely objective metrics from project history of the El Dorado County Transportation Commission (EDCTC) are strongly consistent with such a view, as is the history of that commission's Placerville-dominated board in rejecting participation by El Dorado Hills. The perception of a divide that disempowers EDH residents is enhanced by an extremely common human tendency to unconsciously employ

false dichotomy logical fallacies. Combining fact and perception produces a legitimate need among the El Dorado Hills population for improved local control, especially with respect to development.

**Comment 4. Land Use Element:**

**Consider revising designated occupancy ratios for Persons Per Housing Unit in Table 2-2 to account for locality-specific differences..**

**Rationale:**

This is important to assure reasonable accuracy in forecasting

1. Attaining appropriate accuracy in population forecasts may require specializing this metric for different localities.

Example: The 2010 Census reported 2.97 persons per household in the El Dorado Hills Census Designated Place, indicating 14,178 dwelling units. The General Plan assumes 2.8 persons per household in High Density Residential areas, which produces a population estimate of 39,698 for the EDH CDP. Actual population was approximately 6.1% higher than would be expected from General Plan forecasts.

In El Dorado Hills, underplanning by 6.1% would result in actual population exceeding estimates by about 4,000. This would couple into a actual traffic exceeding estimates by about 30,000 to 40,000 Average Daily Trips. For purposes of adequate traffic demand analysis and road system planning it is important to either increase the level of refinement in forecasting local population or to over-specify the required road system capacity.

2. Attaining needed accuracy may require accounting for additional factors. In addition to the 6.1% factor cited above, actual traffic counts in El Dorado Hills have grown significantly during the period of nearly zero housing growth from 2008-2011. One count location on Green Valley Road, a point with a current LOS F issue, recorded a traffic increase of 19.4% from 2008 to 2011. This is sufficient to move a roadway previously operating at LOS C into LOS F.

The most apparent possible causal factors are level of economic activity, including but not limited to unemployment rate, and changes in home occupancy. The traffic count change noted above occurred mainly in a time of stagnant unemployment until approximately 2011. A more significant factor may be the recently reported trend for young adult children to remain in their parents' household for more years than in the past.



Such factors are likely to also be locality-specific: While EDH traffic levels have increased since 2008, traffic counts have remained depressed in other areas of the County. Also, past statistics for Census tracts have shown substantial variation among different parts of the County.

**Comment 5. Transportation and Circulation Element:**

**Consider amending Policy TC-Xd to require a minimum standard of LOS C, except for LOS D within ½ mile of a state or federal highway.**

This would replace the existing minimum standard of LOS E in Community Regions, LOS D in Rural Centers and Rural Regions, and LOS F on the road segments designated in Table TC-2.

**Rationale:**

1. LOS C is generally achievable.  
Commonly cited maximum traffic levels for LOS C, based on roadway demand-to-capacity ratio, are about 81% of those for LOS E. Nearby communities, such as the City of Folsom, have traffic counts demonstrating ability to maintain LOS C at most locations.
2. LOS C is highly more desirable to drivers than LOS E or LOS F.
3. Maintenance of LOS C instead of LOS E would be economically advantageous to businesses in El Dorado Hills and other Community Regions.

LOS C is the existing standard in the Placer County General Plan and in the General Plans of all most almost all cities in our region. Those that I've checked to date include Folsom, Roseville, Rocklin, and Lincoln. Substantially all of these General Plans include minor variations of the suggested permission of LOS D within ½ mile of a highway or freeway.

**Comment 6. Transportation and Circulation Element:**

**Consider amending the Circulation Map (Figure TC-1) to add new arterials and major collectors in areas of increasing population density. Where possible, increase connectivity and parallel capacity by adding major road segments using the topology of a rectangular mesh.**

No specific routes are proposed here, this is in the nature of a major planning project.

**Rationale:**

Parts of the County need both proactive and remedial road system development to meet reasonable Level Of Service requirements.

El Dorado Hills is probably the most critical of these areas. In the Circulation map its density of mapped roads is almost exactly 2/3 that of an identical rectangular land area centered on US 50 in west Placerville. EDH is continuing to experience the highest rate of residential growth in the County, according to building permit statistics for new homes.

**Comment 7. Transportation and Circulation Element:**

**Consider requiring conversion of signalized intersections to roundabouts wherever feasible.**

**Rationale:**

Benefits cited by numerous U.S. sources include these:

- Roundabouts increase traffic capacity 30% to 50% relative to signalized intersections.
- Roundabouts nearly eliminate off-peak delay.
- Roundabouts decrease fatal accidents by 90%.
- Roundabouts decrease injury accidents by 75%.
- Roundabouts cost less than traffic signals and provide lower costs for use and maintenance.
- Roundabouts do not necessarily require more space than traditional intersections.
- Roundabouts reduce required roadway width for intersection approach lanes and turn lanes.

In El Dorado Hills, roundabouts may be the most cost-efficient and most quickly-buildable solutions to traffic issues on the Green Valley Corridor. Those issues include current LOS F at two intersections and close approach to LOS F at a third.

**Comment 8. Land Use Element:**

**Consider rewriting Policy 2.6.1.5 approximately as follows:**

**Policy 2.6.1.5**

~~All development on ridgelines shall be reviewed by the County for potential impacts on visual resources. Visual impacts will be assessed and may require methods such as setbacks, screening, low-glare or directed~~

~~lighting, automatic light shutoffs, and external color schemes that blend with the surroundings in order to avoid visual breaks to the skyline.~~

**Development on ridgelines is strictly prohibited. In the case of existing ridgeline building in Serrano which is visible from the general area of US 50, Town Center, and El Dorado Hills Blvd., the County of El Dorado shall be directly responsible for fully mitigating this visual blight, with a deadline of 2015 for completion of mitigation.**

**Rationale and notes:**

The County permitted that ridgeline building, and it *REALLY* looks disgusting. It makes our downtown area look like a slum. (ok, this is personal opinion.) Frank Lloyd Wright was right: Never build on top of a hill or a ridge. A "Shining Brow" (Taliesin) is ok, putting boxes on top to dominate the ridge isn't. As Wright also said, architecture should be in harmony with its environment. Hills and ridges are esthetically displeasing when dominated by large boxy houses -- metaphorically, rectangular warts on nature's ridge..

Maybe there's actually a way to mitigate this. The Bureau of Reclamation currently has a spare hill or two of dirt and rock at Mormon Island Dam and probably also near Dike 8. If someone is persuasive enough perhaps the County can convince the Bureau to move its hills onto our ridge at the Bureau's expense. Filling the ridge top out horizontally would be a start, planting native oaks on the new hillside might finish the job after the trees have grown for a couple decades. Until then, what? Camouflage paint on the houses? Camouflage netting to hide them? Perhaps we should call in some Disney Imagineers.

## **Part 2: NOP Comments on TGPA proposals**

**Comment 1:**

My earlier review of the main ROI document showed that most of the proposed General Plan changes serve almost exclusively economic purposes. They generally tend to authorize an increased scope of development in terms of population density, land use intensity, and traffic levels. A summary of those ROI findings is:

- 15 proposed changes are especially problematic for El Dorado Hills.
- 16 proposed changes are less problematic but still tend to increase traffic and land use intensity.

- 10 proposed changes are variously not problematic, not applicable to EDH, or unclear.

The proposed changes do not include corresponding updates to mitigate either increased levels of traffic or existing deficiencies in the General Plan's Circulation Diagram and its Transportation and Circulation element. Some degree of other environmental impacts are possible due to changes in the character of land use, especially in parts of the County where current land use is generally rural or suburban.

El Dorado Hills is especially sensitive to traffic impacts. Both the 1996 and 2004 General Plans were deficient in provision of road system infrastructure needed to mitigate traffic from increased development.

If the TGPA goes forward as it now stands, there is a compelling need for the County to initiate a new process to review and update the 2004 General Plan in the interest of traffic mitigation and noneconomic values. The County should do this immediately.

**EDH APAC Comments:**

I concur with the comments drafted by the El Dorado Hills Area Planning Advisory Committee. Those comments result from discussion and written input from committee members, including myself. The APAC comments are appended in the paper submission of these personal comments. They are included as an attachment in the email submission of these personal comments.

# EDHAPAC TGPA/ZOU NOP Response Matrix

July 6, 2012

Issue	EDH-APAC Position	NOP Response	NOP Response
<p><b>Policy 2.2.1.2 and Table 2-1-Major Concern</b></p> <p>Multi-Family Use: Consider amending density from 24 units per acre to 30 units per acre to comply with California Government Code 65583.2(c)(iv) and (e) which requires jurisdictions within Metropolitan Statistical Areas (MSA) of populations greater than 2,000,000 to allow for up to 30 units per acre when determining sites to meet the low and very low housing allocation categories. El Dorado County is located within the Sacramento MSA. Amend the Multi-Family land use to allow for commercial as part of a mixed use project. Amend the Multi-Family land use to encourage a full range of housing types including small lot single family detached design without a requirement for a Planned Development.</p> <p><u>High Density Residential Use:</u> Consider deleting the requirement for a Planned Development application on projects of 3 or more units per acre.</p>	<p>Amending the density from 24 to 30 units would have a significant impact on site specific projects designated as multi-family use. This change would require that the infrastructure must be in place prior to development of the project.</p> <p>This may be appropriate for small developments on a single acre, but when creating more than 10 units in an area, a Planned Development is appropriate—especially if up to 8 units are on a single acre.</p>	<p><b>*Aesthetics</b> The increase in size of the buildings to accommodate the additional units could overwhelm the surrounding area. How will this be prevented?</p> <p><b>*Air Quality</b> The County already often exceeds the State air quality limits to avoid health risks associated with air pollution. This increase density will cause higher levels of air pollution. How will this be prevented?</p> <p><b>*Land Use/Planning</b> The increase density could exceed the surrounding infrastructure and services. Please analysis this issue.</p> <p><b>*Noise</b> The increase in density will cause additional noise at these sites. How will this be mitigated?</p>	<p><b>*Population/Housing</b> The inclusion of the additional density per acre could exceed population balance for Community regional areas. How will this be prevented?</p> <p><b>*Transportation/Traffic</b> The increase density could cause traffic congestion. An accurate traffic analysis using a traffic modeling program with current traffic conditions must be used to analyze this impact. Timely real world traffic mitigation measures should be provided to address these impacts.</p>

Issue	EDH-APAC Position	NOP Response	NOP Response
<p><b>Policies 2.2.3.1, 2.2.3.2 and 2.2.5.4-Major Concern</b></p> <p>Consider amending the 30% open space requirement inside of Community Regions and Rural Centers to allow lesser area of "improved open space" on site; set criteria for options in meeting a portion of the requirement off-site or by an in lieu fee option as deemed necessary.</p>	<p>This would allow too many discretionary decisions by county policy makers on open space issues. The collection of in lieu fees would reduce open spaces which are highly desirable. Regardless of the "improvement" of the open space, a reduction from 30% open space will dramatically change the feel of an area. Even worse, allowing open space to be off-site completely removes the rural feel of an area that is being developed and again violates the fundamental principles of the county's citizens.</p>	<p><b>*Aesthetics</b></p> <p>The lost of open space will detract from the visual appearance of housing project. Please address mitigation measures that will compensate for lost of open spaces on view shed.</p> <p><b>*Land Use/Planning</b></p> <p>If open space is not required, project design will put houses on less than desirable land. How will this be mitigated?</p>	<p><b>*Noise</b></p> <p>Vegetation and trees which are in most open spaces provide sound attenuation. How will this increase in sound and noise be mitigated when open space is removed from housing projects?</p>

Issue	EDH-APAC Position	NOP Response	NOP Response
<p><b>Policy 2.2.4.1-Major Concern</b>            Consider amending the Density Bonus policy which allows incentive for the creation of open space as part of residential projects, and implement policy specifics through Zoning Ordinance.</p>	<p>Density Bonus has encouraged developers to request higher density projects for increased profits instead of better projects. The policy change must be clearly defined before an EIR can assess the impacts of this amendment.</p> <p>It is not appropriate to have a Density Bonus in Medium Density and Low Density Residential land use areas. Instead, an owner should apply for a change in land use designation and be evaluated on a case by case basis. Otherwise, a Density Bonus in these zones amounts to a change in land use and would significantly change the intention of the land use in the General Plan</p>	<p><b>*Aesthetics</b>            The increase density would remove natural vegetation and trees which provides a rural atmosphere and a more harmonious environment. Please assess the impact on aesthetics with the increase density from density bonuses.</p> <p><b>*Air Quality</b>            The County already often exceeds the State air quality limits to avoid health risks associated with air pollution. This increase density will cause higher levels of air pollution. How will this be prevented?</p> <p><b>*Land Use/Planning</b>            The increase density from density bonus could exceed the surrounding infrastructure and services. How will this be prevented?</p>	<p><b>*Noise</b>            The increase in density will cause additional traffic and other related noises. How will this be mitigated?</p> <p><b>*Population/Housing</b>            The density bonus will cause additional density per acre which could exceed population balance for Community regional areas. How will this be prevented?</p> <p><b>*Transportation/Traffic</b>            The increase density could cause traffic congestion. . An accurate traffic analysis using a traffic modeling program with current traffic conditions must be used to analyze this impact. Timely real world traffic mitigation measures should be provided to address these impacts.</p>
<p><b>Policy 2.2.5.4-Major Concern</b>            Policy 2.2.5.4 All development applications which have the potential to create 50 parcels or more shall require the application of the Planned Development combining zone district. However, in no event shall a project require the application of the Planned Development combining zone district if all of the following are true: (1) the project does not require a General Plan amendment; (2) the project has an overall density of two units per acre or less; and (3) the project site is designated High-Density Residential.            Consider deleting policy.</p>	<p>The requirement for a Planned Development belongs in the General Plan as it is one of the fundamental principles of our county that ensures preservation of open space as well as having infrastructure in-place prior to the development. It is too important to be moved from the most important planning document of the county, the General Plan.</p> <p>This is how to get rid of the 30% open space requirement. If a PD is not required, then I don't believe any open space is required to develop a property. Pack-urn and stack-urn! Could look like inner-city development on any parcels that are left to</p>	<p><b>*Aesthetics</b>            The lost of planned development could reduce open space and lower County design standards. Please address mitigation measures that will compensate for lost of open spaces and County design standards.</p>	

Issue	EDH-APAC Position	NOP Response	NOP Response
	<p>be developed.</p> <p>Question, can EDH CSD create more stringent requirements than the County? Maybe we have the CSD pass an overlay on all CC&amp;Rs for the community region.</p>		



Issue	EDH-APAC Position	NOP Response	NOP Response
<p><b>New Policies-Major Concern</b></p> <p>Consider setting criteria for and identify Infill sites and Opportunity areas that will provide incentives substantial enough to encourage the development of these vacant/underutilized areas</p>	<p>This could increase densities in infill areas without providing the required infrastructure.</p> <p>The proposed language by staff for "Promote Infill Development" item d) should have the following words added at the end of the sentence ", <u>but only after all infrastructure is in place that will support such future development</u>".</p>	<p><b>*Noise</b> The increase in density from infill sites will cause additional traffic and other related noises. How will this be mitigated?</p> <p><b>*Land Use/Planning</b> The increase density from infill sites could exceed the surrounding infrastructure and services. How will this be prevented?</p>	<p><b>*Population/Housing</b> The infill sites will cause additional density per acre which could exceed population balance for Community regional areas. How will this be prevented?</p> <p><b>*Transportation/Traffic</b> The increase density from infill projects could cause traffic congestion. An accurate traffic analysis using a traffic modeling program with current traffic conditions must be used to analyze this impact. Timely real world traffic mitigation measures should be provided to address these impacts.</p>
<p><b>Policy TC-1a, TC-1b, and Table TC-1-Major Concern</b></p> <p>Consider revising policies, and table to bring objectives into conformance with policy TC-1p, TC-1r, TC-1t, TC-1u, TC-1w, TC-4f, TC-4i, HO-1.3, HO-1.5, HO-1.8, HO-1.18, HO-5.1, and HO-5.2, to allow for narrower streets and road ways and to support the development of housing affordable to all income levels.</p>	<p>Road widths should not be set by housing issues, but for public safety issues.</p> <p>Allowing narrower streets sacrifices safety of our citizens in a significant way. To do this for financial gain is not appropriate. Highway standards should be based strictly on safety and if a road cannot meet the standards, that becomes what limits the use and development of a parcel—we should not let the use and development of a parcel dictate the safety level</p>	<p><b>*Transportation/Traffic</b> The decreasing of road widths will cause traffic accidents and safety issue for pedestrians and bicycles. The EIR should analyze this impact and provide detailed mitigation measures.</p>	
<p><b>Policy TC-1m, TC-1n(B), TC-1w-Moderate Concern</b></p> <p>Consider amending policies to clean up language including: TC-1m delete "of effort" TC-1n(B) replace accidents with crashes; and TC-1w, delete word maximum.</p>	<p>Why replace the word "accidents" with the word "crashes"? Are they considered the same? Is one more inclusive of incidents that the other? Why not include both "accidents and crashes"? Or, are all accidents a subset of crashes? We need to make sure that this change does not reduce the need for safety improvements on our roads</p>	<p>No Comment at this time</p>	

<b>Issue</b>	<b>EDH-APAC Position</b>	<b>NOP Response</b>	<b>NOP Response</b>
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Issue	EDH-APAC Position	NOP Response	NOP Response
<p><b>Policy 7.1.2.1-Major Concern</b> Consider amending the restrictions for development on 30% slopes, and set standards in the Zoning Ordinance and Grading Ordinance.</p>	<p>Construction of homes on 30% grade would cause additional environmental impacts on the area (grading, water runoff, and erosion).  The existing language in the General Plan seems appropriate. If there are additional exceptions that are appropriate but not currently included, then add them to the General Plan. Keeping this in the general plan allows a proper EIR to be performed.</p>	<p><b>*Hydrology/Water Quality</b> Construction of homes on 30% or greater grades would cause additional environmental impacts on the area (grading, water runoff, and erosion). How will this be mitigated?</p>	<p><b>*Hazards &amp; Hazardous Material</b> Construction on steeper slopes will cause additional exposure to soil perturbations and will cause air born particles of dust and asbestos. Please analyze this issue and provide mitigation measures.</p>
<p><b>Policy 2.2.1.2 -Major Concern</b> High Density Residential: Consider analyzing the effects of increasing High Density Residential Land use density from a maximum of 5 units per acre to 8 units per acre</p>	<p>Increasing the density to 8 units per acre would put a tremendous load on the supporting infrastructure.  This amounts to giving away the Density Bonus without earning it! The analysis for this type of density should be done through the Density Bonus provision.</p>	<p><b>*Aesthetics</b> The increase density would remove natural vegetation and trees which provides a rural atmosphere and a more harmonious environment. Please assess the impact on aesthetics with the increase density from 5 units to 8 units/acre.</p> <p><b>*Air Quality</b> The County already often exceeds the State air quality limits to avoid health risks associated with air pollution. This increase density will cause higher levels of air pollution. How will this be prevented?</p> <p><b>*Land Use/Planning</b> The increase density from 5 to 8 units per acre could exceed the surrounding infrastructure and services. How will this be prevented?</p>	<p><b>*Noise</b> The increase in density will cause additional traffic and other related noises. How will this be mitigated?</p> <p><b>*Population/Housing</b> The 5 to 8 units per acre increase in density and will cause additional density per acre which could exceed population balance for Community regional areas. How will this out of balance condition be prevented?</p> <p><b>*Transportation/Traffic</b> The increase density from 5 to 8 units per acre will cause traffic congestion. An accurate traffic analysis using a traffic modeling program with current traffic conditions must be used to analyze this impact. Timely real world traffic mitigation measures should be provided to address these impacts.</p>
<p><b>Policy 2.1.1.1 and 2.1.2.1-Major</b></p>	<p>These areas should be identified before</p>	<p><b>*Aesthetics</b> The changing or adding new areas</p>	<p><b>*Transportation/Traffic</b> The change or adding of these</p>

Issue	EDH-APAC Position	NOP Response	NOP Response
<p><b>Concern</b></p> <p>Consider analyzing the possibility of adding new, amending or deleting existing Community Regions or Rural Center planning areas</p>	<p>analysis to determine public support for the change. The policy change must be clearly defined before an EIR can assess the impacts of this amendment.</p>	<p>in either the rural or Community Regions could have a major visual impact on the affect areas. Please analyze the visual impacts that would be caused in areas that would be subject to this policy.</p> <p><b>*Air Quality</b> Please analyze the air quality impact of all possible change that could occur with the new policy.</p> <p><b>*Population/Housing</b> Please analyze all of the population changes and impacts that will occur as result of the policy.</p>	<p>centers could cause different traffic patterns. Please analyze all of the possible impacts to roads in any area that might be subject to this new policy.</p> <p><b>*Land Use/Planning</b> Please analyze the entire existing infrastructure that would be affected by this policy.</p>
<p><b>Policy 2.1.1.3</b></p> <p>Mixed use developments which combine commercial and residential uses in a single project are permissible and encouraged within Community Regions. <u>The maximum residential density of 20 dwelling units per acre may only be achieved where adequate infrastructure, such as water, sewer and roadway are available or can be provide concurrent with development.</u></p>	<p>Language should be added that stipulates that the number of APPROVED dwelling units will be dependent on approved traffic studies and the application of appropriate traffic mitigation measures concurrent with development.</p>	<p>No Comment at this time.</p>	
<p><b>Policy 2.1.2.5</b></p> <p>Mixed use developments which combine commercial and residential uses in a single project are permissible and encouraged within Community Regions. The maximum residential density shall be 10 dwelling units per acre in Rural Centers <u>in identified mixed use areas as defined in the Zoning</u></p>	<p>Language should be added that stipulates that the number of APPROVED dwelling units will be dependent on approved traffic studies and the application of appropriate traffic mitigation measures concurrent with development.</p> <p>"Identified" mixed use areas must be disclosed in the Zoning Ordinance before</p>	<p>No comment at this time.</p>	

Issue	EDH-APAC Position	NOP Response	NOP Response
<p>Ordinance. The residential component of a mixed use project may include a full range of single and/or multi family design concepts. <u>The maximum residential density of 10 dwelling units per acre may only be achieved where adequate infrastructure, such as water, sewer and roadway are available or can be provide concurrent with development.</u></p>	<p>an EIR is prepared.</p>		
<p><b>Policy TC-Xd, TC-Xe, and TC-Xf- Major Concern</b> Consider revising the policies to clarify the definition of "worsen", what action or analysis is required if the threshold of "worsen" is met, clarification of the parameters of analysis (i.e. analysis period, analysis scenarios, methods), thresholds and timing of improvements.</p>	<p>This should be a scientific term that has a measurable value and infrastructure trigger points must be established to prevent reduction of traffic circulation and degrading of service.  Is the term being revisited to dilute impacts of increased traffic caused by new developments?</p>	<p><b>*Transportation/Traffic</b> The change of the definition of worsen could cause more projects to be approved with out the supporting infrastructure to prevent congestion. Please analyze all of the possible impacts to roads that would be subject to lessening of traffic standards in any area that might be subject to this new definition.</p>	
<p><b>Policy 10.2.1.5- Major Concern</b> Don't see any ROI language indicating a desire to analyze a change in this policy</p>	<p>The way staff has proposed to change this policy violates another fundamental principle. The proposed word change from "shall" to "may" could result in existing citizens subsidizing developers for the cost of facilities, infrastructure, and services. All development applications for subdivision must require a Public Facilities and Services Financing Plan that assures cost burdens do not fall on existing residents.</p>	<p>No comment at this time.</p>	
<p><b>Table TC-2, TC-Xb and, TC-Xd- Moderate Concern</b> Consider amending or deleting table TC-2 and maintain list outside of General Plan and amending any policies referring to Table TC-2.</p>	<p>Traffic is one of the two most observable items to people in the county. A list of these roads belongs in the General Plan. If they are removed, an EIR would have to be performed every time a new road segment was added to the list or the Maximum V/C ratio was changed. The</p>	<p>No comment at this time.</p>	

Issue	EDH-APAC Position	NOP Response	NOP Response
	<p>EIR needs to know what to evaluate now and cannot anticipate future changes by the County.</p> <p>In addition, Policy TC-Xf should not have the item "or (2) ensure the commencement of construction of the necessary road improvements are included in the County's 10-year (or 20-year) CIP". This second item should be eliminated since the CIP changes frequently and is budget dependent. The improvements might never be constructed and then the citizens would have to live with unbearable traffic forever. Or, expecting citizens to tolerate traffic and safety problems for 10 or more years is unreasonable.</p>		

Issue	EDH-APAC Position	NOP Response	NOP Response
<p><b>Policies 5.2.1.3 and 5.3.1.1 - Moderate Concern</b></p> <p>Consider amending policies to increase flexibility for the connection to public water and wastewater systems when projects are located in a Community Region.</p>	<p>The proposal is to remove the word "shall" and replace with the word "may" in requirement of connecting to public water and public wastewater. This is not appropriate for a Community Region! The whole idea of a Community Region is that infrastructure is readily available. If a development cannot connect to both public water and public wastewater, it does not belong in the Community Region—especially for high-density residential and multifamily residential development. The use of the word "may" might be appropriate in the case of medium-density residential, commercial, industrial, and research and development projects.</p> <p>Also, the addition of the words "if reasonably available" should be replaced with "if appropriate"; otherwise if public water and public wastewater are not "reasonably available" an applicant could claim that they are allowed to develop using well water and/or septic by right.</p>	<p><b>*Hydrology/Water Quality</b> The change from shall to may will increase well water use and could cause a lowering of the water table to existing residents. How will this be prevented?</p> <p><b>*Land Use/Planning</b> The increase density from these additional sites could exceed the surrounding infrastructure and services. How will this be prevented?</p> <p><b>*Population/Housing</b> The additional sites approved from this change in policy will cause more houses in the Community region, which could exceed population balance for Community regional areas. How will this be prevented?</p>	<p><b>*Transportation/Traffic</b> The increase housing from this policy change could cause traffic congestion. An accurate traffic analysis using a traffic modeling program with current traffic conditions must be used to analyze this impact. Timely mitigation measures should be provided to address these impacts.</p>

Issue	EDH-APAC Position	NOP Response	NOP Response
<p>Zoning Ordinance: ROI 183-2011-; -;  <b>Major Concern</b></p> <p>6. Provide alternative means to any open space requirement as part of a planned development to provide more flexibility and incentives for infill development and focus on recreation in Community Regions and Rural Centers</p>	<p>This will allow too many discretionary decisions by county policy makers on open space issues.</p> <p>The policy change must be clearly defined before an EIR can assess the impacts of this amendment.</p>	<p><b>*Aesthetics</b>  The lost of open space will detract from the visual appearance of housing project. Please address mitigation measures that will compensate for lost of open spaces on view shed.</p> <p><b>*Land Use/Planning</b>  If open space is not required, project design will put houses on less than desirable land. How will this be mitigated?</p>	<p>Vegetation and trees which are in most open spaces provide sound attenuation. How will this increase in sound and noise be mitigated when open space is removed from housing projects?</p>





F. d: TGPA and Zoning update comments

1 message

Shawna Purvines <shawna.purvines@edcgov.us>  
To: pattie@m.sistersfarm.com  
Cc: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

Tue, Jul 10, 2012 at 8:38 AM

Hi Patricia,

We will take the comments any way we can get them. So thank you for sending your comments attached to an e-mail.

Shawna Purvines

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

From: Patricia Chelseth <pattie@mysistersfarm.com>  
Date: Mon, Jul 9, 2012 at 9:38 PM  
Subject: TGPA and Zoning update comments  
To: Shawna.purvines@edcgov.us

After 9 hours of working on this, I couldn't fit it into the 1000 character comment form.

In Service to Freedom, Love and Laughter

Pattie Chelseth  
916-704-4372

Know your Farmer  
If you don't have one, find one  
If you can't find one, become one

My Sisters' Farm


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Shawna L. Purvines  
Sr. Planner  
Development Services  
El Dorado County  
Phone:(530) 621-5362

shawna.purvines@edcgov.us  
www.edcgov.us

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 Zoning\_Commen.s.doc  
26.

In regards to the TGPA and Zoning plan update I have some general comments and then some specific questions.

In general, the way the plan is written, it has a tendency of reducing the restrictions of big development and hits the little guy with more restrictions.

Based upon the purpose stated in 17.10.10 section C. How can there be even consideration of denser housing levels with the water shortages we have in this county and the State of California? What would the **environmental impact** of increasing housing density on available water resources? What **cultural impact** would it have on the rural nature of our county? As two alternatives, what would be the impact of leaving it the way it is, or what would be the impact of a decrease in housing density in consideration of this vital resource as a more realistic alternative; especially in lieu of the fact that agriculture is a major industry in need of water here?

In regards to **high density residential regions**, what would be the impact of requiring community gardens to be provided, which could also qualify as part or all of the open space required. This would fit better into sustainable and affordable food sources and less need to travel outside the area, decreasing the carbon footprint.

**In Article 8, the Glossary**, There are several definitions that need to be revised.

**Domestic Farm Animal** should also include rare, heritage breeds of livestock and poultry that are not necessarily considered “normally domesticated” to help increase bio and genetic diversity.

**Livestock, High Density (Use Type)**- As written, this includes most of the domestic animals in El Dorado County. The phrase “where the primary source of food is other than the vegetation grown on site” should be deleted. The examples sited are feed lots, dairies, (it should state **Large Dairies**, as CDFA is working on creating rules for small and micro-dairies to help support local communities) and similar operations, such as Confined Animal Feeding Operations, (CAFOs)

How would **High Density Livestock** impact the purpose of **17.10.10 section F**? **Maintain and protect the county’s natural beauty, vegetation, air and water quality, natural landscape features, etc.**

What impact would **High Density Livestock** have on **available water resources**, aesthetics and animal health in our rural county. The carbon footprint to haul in large amounts of GMO corn and grain, which is a primary food for these operations, is also unsustainable.

**Under Article 2, 17.24.020 Cropland and Orchards** are not permitted if the lot size is under 3 acres. What is the **economic and cultural impact** of not allowing the sale of one’s abundance? If this is an issue of chemical spraying etc. Perhaps this can be modified to include no applications of dangerous pesticides or herbicides. Most folks at

this level grow organically and sustainably. It is about local healthy food and folk should be allowed to share their bounty and again, have some form of monetary compensation if they choose.

**Stables (use type) Private** This definition does not take into account boarding of domestic livestock for folks who don't have the land to do so, but want to own an animal in whole or in part, for their own healthy food source. The coming food sovereignty ordinance allows for this type of activity. It should be redefined as; an accessory building to a primary residential use that is used to shelter horses and other domestic farm animals, or for training and horse boarding consistent with a home occupation. Or perhaps there should be a similar type of definition for a Barn. It is not defined, but is in the Zoning along with Stable.

#### **Under Article 4, 17.40.080 section C.**

How will limiting all livestock to lots greater than one acre impact the **cultural lifestyle**, such as 4-H and the **economic viability** of raising one's own healthy food. Perhaps an alternative to allow for small livestock, such as Rabbits, Chickens, perhaps a milk goat on these smaller parcels would create a more sustainable lifestyle and community. There are already communities in this county, with CC&Rs, for those who don't like the rural qualities of El Dorado County.

#### **Under Article 4, 17.40.080 section D.**

If animal keeping is permitted, why prevent animal slaughter for one's own use? What **cultural impact** does adding this restriction have on a resident's ability to sustain themselves? What **cultural impact** on 4-H and FFA? What **health impact** by not allowing those who choose to raise their own chemical free food animals? What **economic impact** on those who would supplement their income from the sale of their excess bounty and for **access** to those who wish to know their "farmer" and buy healthy food? **How does this restriction encourage economic activities creating potential employment opportunities in the county, even if only part time?**



TGPA-ZOU ZOU &lt;tgpa-zou@edcgov.us&gt;

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## Comments Regarding TGPA-ZOU

1 message

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**Laurel Brent-Bumb** <chamber@eldoradocounty.org>

Mon, Jul 9, 2012 at 10:53 AM

To: TGPA-ZOU@edcgov.us

Cc: Kim Beal <kimberlyabeal@gmail.com>

Dear Ms. Purvines,

Please refer to the attached document originally submitted to the County on 10/24/2011, and amended February 21, 2012 and forwarded to you in an email on February 22, 2012.

This email is being sent to express the concerns of both the El Dorado County Chamber of Commerce and the El Dorado County Association of Realtors. In reviewing the County's draft HOO dated May 25th 2012, we noticed the optional analysis for the HOO is not fully incorporated into the draft.

We are requesting that the optional analysis used be the one submitted by the EDAC, Regulatory Reform Home Occupation subcommittee. Copy is attached. To the extent that other provisions throughout the draft zoning ordinance would adversely affect the Home Occupation Ordinance, we are requesting change and or elimination of such provisions.


Laurel Brent-Bumb, A.C.E.  
Chief Executive Officer  
El Dorado County Chamber  
www.neighboromics.com  
"neighborhood economics it's good for all of us"

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120091

## Home Occupation Ordinance (HOO) Outline

Presented to the Board of Supervisors 10/24/2011

Amended 2/21/12

- Today, many existing home based businesses utilize employees, work in the home or a detached building, create occasional noise, and have operated for years without complaint or impact on neighbors, but are illegal.
- General Plan Policy 10.1.7.4 states “Home occupations shall be encouraged and permitted to the extent that they are compatible with adjacent or surrounding properties.”
- Program 10.1.7.4.1 reads “Establish standards in the Zoning Ordinance that provide compatible home businesses that complement residential uses in Community Regions, Rural Centers and Rural Regions.”
- Program 10.1.7.4.2 reads “Land use regulations shall disallow Conditions, Covenants and Restrictions that preclude home occupations or work-at-home activities.”
- Purpose of Home Occupations: to provide opportunities for businesses incidental to and compatible with surrounding residential and agricultural uses in order to encourage employers to offer home workplace alternatives, promote economic self-sufficiency of County residents, reduce commuting on U.S. Highway 50, and reduce vehicle trips on local roads, while minimizing conflicts with adjacent property owners and protecting the public health, and safety and welfare.
- San Bernardino County is an example of a HOO that encourages HO by allowing HO classes based on standards.

### **17.40.160 Home Occupation Ordinance**

- A Home Occupation is the use of one’s residential property for business, which may be conducted within the home, within another onsite building or outdoors. It is permitted only if the home is used primarily as a residence, by the homeowner or tenant, and the business will not alter the residential character of the area.

#### Three Classifications:

##### Class I – Community Regions

- If the parcel is less than one acre, one employee is allowed by right
- If the parcel is between one acre and five acres, two employees are allowed by right
- If the parcel is five acres or more, four employees are allowed by right

- All work shall be predominately done by telephone, mail, facsimile, internet, one client face-to-face at a time set by appointment only, or off-site work.
- Student Instruction shall be allowed by appointment only, with group lessons limited to a maximum of six students at any one time, once per day
- Storage of business products shall be within a building, and/or screened from public view
- Only those types of commercial vehicles normally used in residential areas are allowed, unless the vehicle is parked within an enclosed structure and/or screened from public view
- Business conducted outdoors shall be screened from public view

#### Class II - Rural Centers

- If the parcel is less than one acre, one employee is allowed by right
- If the parcel is between one acre and five acres, two employees are allowed by right
- If the parcel is between five and ten acres, five employees are allowed by right
- If the parcel is ten acres or more, ten employees are allowed by right
- Allows a limited number of clients or customers on site at one time
- Student Instruction shall be allowed by appointment only, with group lessons limited to a maximum of eight students at any one time, twice per day.
- The business may have a limited impact on the neighborhood
- Any business allowed in Class I shall be allowed in Class II
- Storage of business products and business vehicles shall be screened from public roadways
- Business conducted outdoors shall be screened from public roadways

#### Class III – Rural Regions

- If the parcel is less than five acres, four employees shall be allowed by right
- If the parcel is between five and ten acres, seven employees are allowed by right
- If the parcel is ten or more acres, ten employees are allowed by right
- Allows a large number of clients or customers on site at one time
- A business may have more impact on the neighborhood than allowed in Class I or Class II
- Any business allowed in Class I or Class II shall be allowed in Class III
- Storage of business products and business vehicles shall be screened from public roadways
- Business is allowed to take place outdoors

#### Permit Requirements

- A permit is not required for businesses having up to two employees, provided all parking is on site and there is no other impact on the neighborhood

- A permit is required for businesses having more than two employees
- A permit is required for businesses that will have a significant impact on the neighborhood

### General Standards

- All businesses must have a Business License
- A home occupation shall be permitted in any zone that allows single- or multi-unit residential use
- All employee parking shall be on site
- A tenant operating a Home Occupation is required to provide the property owner's notarized, written permission for that specific use of the property
- Should the owner of the business own contiguous parcels, the aggregate of the acreage shall be used to determine the number of employees, customers and clients allowed
- Hours of operation are allowed between 7:00 AM and 9:00 PM
- The Home Occupancy Ordinance shall not override other County Ordinances

Additional Standards will be written as the ordinance is being created, to provide setbacks, standards for each Class, signage and more. Also, it is anticipated that there will be at least 2 types of permits, one being an administrative permit and the other being a Special Use Permit

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The initial HOO outline was prepared and presented to the Planning Commission on September 22, 2011. KAB

The First Amendment of the HOO was approved by the EDAC HOO Committee on October 21, 2011, and presented to the Board of Supervisors on October 24, 2011. KAB

Within Article 4, Chapter 17.40, the County changed the Home Occupation Section number from 17.40.170 to 17.40.160, and incorporated herein on February 21, 2012. KAB





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**Re: Citizen Question**

1 message

Shawna Purvines &lt;shawna.purvines@edcgov.us&gt;

Mon, Jul 9, 2012 at 12:05 PM

To: samparin@sbcglobal.net

Cc: Mike Applegarth &lt;mike.applegarth@edcgov.us&gt;, TGPA-ZOU ZOU &lt;TGPA-ZOU@edcgov.us&gt;

Hi Sam,

As Mike indicates below the General Plan Land Use designation of Medium Densit. Residential (MDR) and the Zoning of Residential One Acre (R1A) for the two parcels located within the proposed Tilden Park project in Shingle Springs will not be changed or amended as part of the Targeted General Plan Amendment (TGPA) and Comprehensive Zoning Ordinance Update (ZOU) . They will remain MDR and R1A.

As we discussed on the phone, the TGPA and ZOU also does not propose revisions to the findings required to be made by the Board of Supervisors for a specific development project seeking a General Plan Amendment. Tilden Park is required to be processed under a separate application with a separate environmental review.

Please let me know if you have any additional questions.

Shawna Purvines

On Fri, Jun 29, 2012 at 4:37 PM, Mike Applegarth <mike.applegarth@edcgov.us> wrote:

Shawna:

At the Cameron Park scoping meeting Mr. Sam Parlin inquired about how the TGPA/ZOU does or does not affect the Tilden Park Project. Without the address or APN available Wednesday night, he called me this afternoon to discuss.

For both Tilden Park APN's the land use is Medium Density Residential. The current and proposed zoning is Single-Family Residential 1-acre. Mr. Parlin would like to know if there is anything in the TGPA's or zoning ordinance changes that would make it easier for the property owner to increase to high density and/or commercial.

I thought you would be the most knowledgeable. Would you mind giving Mr. Parlin a call on his cell at (916) 880-0399 or at home at (530) 672-6425?

Sincerely,

Mike Applegarth  
Principal Analyst  
Chief Administrative Office  
El Dorado County  
(530) 621-5123

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Shawna L. Purvines  
Sr. Planner  
Development Services  
El Dorado County  
Phone:(530) 621-5362  
shawna.purvines@edcgov.us

[www.edcgov.us](http://www.edcgov.us)

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Thank you.



TGPA-ZOU ZOU &lt;tgpa-.ou@edcgov.us&gt;

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**Fwd: Zoning ordinance update**

1 message

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Shawna Purvines <shawna.purvines@edcgov.us>  
To: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

Mon, Jul 9, 2012 at 8:49 AM

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

From: Bill Bishop <pla.ball95667@yahoo.com>  
Date: Sat, Jul 7, 2012 at 9:59 PM  
Subject: Zoning ordinance update  
To: "shawna.purvines@edcgov.us" <shawna.purvines@edcgov.us>

Dear Shawna,

As you discussed with my wife Tracey, I am sending you a request (attached file) regarding the proposed zoning of our parcel.

Sincerely,

Bill &amp; Tracey Bishop

--

Shawna L. Purvines  
Sr. Planner  
Development Services  
El Dorado County  
Phone:(530) 621-5362  
[shawna.purvines@edcgov.us](mailto:shawna.purvines@edcgov.us)  
[www.edcgov.us](http://www.edcgov.us)

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Thank you.

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Shawna Purvines\_Eden Bishop request.PDF

4453K

Shawna Purvines  
El Dorado County Development Services  
2850 Fairlane Ct., Building C  
Placerville, CA 95667

July 6, 2012

Subject: Targeted General Plan Amendment and Zoning Ordinance Update

Dear Shawna,

The purpose of this letter is to request an alternative zoning designation for our parcel (APN 329-171-74) at 4260 Boyd Lane, Placerville as part of your consideration of the Zoning Ordinance Update. The proposed designation is R3A and we are requesting R1A for the following reasons.

My wife and I purchased the parcel with my wife's parents, Reg and Dianne Eden, in the early 1990s with the intention of subdividing the 3.4 acres into three 1+ acre parcels for retirement income. Before we bought the property we talked to a planner in your department to find out what the general plan designation and zoning was. We were told the general plan designation was high density residential and the zoning was RE10. We were also told that the RE10 was a holding zone until a specific project (a rezoning or parcel map) was proposed and that because there were 1 acre parcels along our parcel map rode and around our parcel, there was a strong likelihood that the parcel could be rezoned to R1A. There was also a proposed 1 acre subdivision to the west of and adjacent to our parcel on APN 329-171-15 and a high density tentative subdivision map on the Hagen Ranch properties which ajoin our parcel to the southwest. We also determined that El Dorado Irrigation District (EID) service would be available for a 3-way parcel split (see attached EID Facility Improvement Letter) and that adequate fire flow and hydrants were on site for 3 parcels (see attached Diamond Springs/El Dorado Fire Department letter).

We understand that there are no guarantees when it comes to subdividing, but felt we did our due diligence in determining the feasibility of subdividing and actually paid a premium for that potential in the cost of the parcel.

In reviewing the zoning maps proposed as part of the Zoning Ordinance Update, the proposed zoning for our parcel is RA3 instead of the R1A designation we expected. As a result, we would like to request that you reconsider the zoning for our parcel and designate it as R1A consistent with the surrounding parcels along our access road and the adjoining Hagen Ranch property.

Thank you for your consideration.

Sincerely,



William and Tracey (Eden) Bishop





# El Dorado Irrigation District

In reply refer to: E0592-256

June 1, 1992

Dianne and Reginald Eden  
4459 Panorama Drive  
Placerville, CA 95667

Subject: Facility Improvement Letter; Parcel Split  
Assessor's Parcel No. 329-171-36, 38

Dear Mr & Mrs. Eden:

This letter is written in response to your request dated May 16, 1992 and is pursuant to District Policy Statement No. 22 which states the procedure agreed upon between the District and the County to indicate water and sewer improvement requirements necessary to support your proposed parcel split. Your proposed project is a 3 way parcel split.

Please be advised that at the time of issuing this letter the District is in a declared state of water emergency, under Water Code Section 350. This letter is not a commitment to serve, but does address the location and approximate capacity of existing facilities anticipated to serve your project. In terms of water supply, as of June 1, 1992 there were 6,400 EDU's available. Your project as proposed on this date would require 2 EDU's in addition to the 1 EDU being served presently.

This letter is valid for a period of two years. If your project has not received Tentative Map approval within two years of the date of this letter, a revised Facility Improvement letter may be required.

This property is within the District boundary.

Water:

There is a 4-inch water main in Nanas Lane east of the property and an 8-inch water main that runs through the property from the northeast to the southwest portion of the property.

At this time these facilities are adequate to meet the anticipated domestic needs for this property. As indicated by your letter from the Fire Department, the existing fire protection available to your property is adequate.

Letter No. E0592-256

June 1, 1992

Page 2 of 2

As part of the requirements for this parcel split a 20-foot easement will be required for the 8-inch water main that crosses a portion of the property.

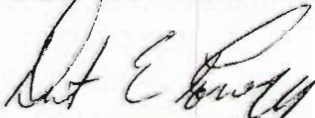
The County is the lead agency for environmental review of this project per section 15051 of the CEQA Guidelines. The County's initial study should include a review of the alignments for required offsite water lines as well as a review of the project site.

All service shall be provided in accordance with El Dorado Irrigation District Regulations and Policies from time to time in effect. As they relate to conditions of and fees for extension of service, District Regulations and Policies will apply as of the date of a fully executed Extension of Facilities Agreement. As they relate to conditions of and charges for initiation of service and for ongoing water service provided to the customer, District Regulations and Policies will apply as adopted and amended from time to time by the District's Board of Directors.

Questions regarding District water facilities should be directed to Kyle Ericson, who may be reached at (916) 622-4534. Questions regarding line extensions should be directed to our Customer Service Department at (916) 622-4513.

Sincerely,

EL DORADO IRRIGATION DISTRICT



David E. Powell, P.E.  
Senior Engineer  
Planning

KE: rl

Attachment: Map

cc: Customer Service Department

Dave Powell

CHECKLIST FOR FACILITY IMPROVEMENT LETTER REQUEST

In order to start the process to obtain a Facility Improvement Letter the following information will be required. Should you have any questions or concerns please feel free to ask one of our Business Service Representatives.

Has a Service Capability Letter been previously issued? Yes \_\_\_ No X  
If yes please attach a copy.

1. Applicant's Name and Address: (Who letter should be addressed and sent to)

DIANNE & REGINALD EDEN Contact Person: DIANNE EDEN  
4459 PANORAMA DR Phone Number: 626-8307  
PLACERVILLE, CA

2. Project Information: HAVE 1- 1" METER TO BE SEPARATED INTO 2 SERVICES. NEED 3- 3/4" METERS AND REMOVE 1" METER

3. Is project within any EID Assessment or Improvement District? Yes \_\_\_ No X

Number of Lots, Apt/Condo Units 3 Meter Size Requested 3/4"

Number of Landscape Meters 0 Meter Sizes —

Project Name: EDEN  
(Attach Parcel Map if Applicable)

4. Services Being Requested (Please check those that apply):

	<u>Water</u>	<u>Sewer</u>		<u>Water</u>	<u>Sewer</u>
Single Family	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Industrial	<input type="checkbox"/>	<input type="checkbox"/>
Apartments	<input type="checkbox"/>	<input type="checkbox"/>	Agricultural	<input type="checkbox"/>	<input type="checkbox"/>
Condominium	<input type="checkbox"/>	<input type="checkbox"/>	Landscape	<input type="checkbox"/>	<input type="checkbox"/>
Townhouses	<input type="checkbox"/>	<input type="checkbox"/>	Fire Protection	<input type="checkbox"/>	<input type="checkbox"/>
Commercial	<input type="checkbox"/>	<input type="checkbox"/>	(Attach any Comments to Form)		

(The Facility Improvement Letter will not be written until the Fire Department has issued a letter stating fire flow requirements for all projects except subdivisions. Subdivisions will be required to obtain a letter from the Fire Department as part of the Facility Plan Report).

5. Site Information:

Assessor's Parcel Number (s) 329-171-36, 38  
Current Zoning R1D Proposed Zoning R1A Total Acreage 3.4  
General Plan/Ultimate Build Out HIGH DENSITY

6. Required Fees:

Fire Protection Only	\$50.00
Parcel Splits or Subdivisions	\$50.00 + 2.00 per parcel or lot
Commercial/Industrial	\$50.00 + 2.00 per EDU- 7 per acre
Apartments/Condos, (.75 EDU's)	\$50.00 + 2.00 per EDU
Schools	\$50.00 + 2.00 per EDU based on site facilities
Revision	\$75.00

THESE FEES ARE SUBJECT TO CHANGE WITHOUT NOTICE

After reviewing your request, Staff may determine that additional fees are required. Please make your check payable to El Dorado Irrigation District. A return envelope has been provided for your convenience.

For EID Staff use only

Reviewed by	<u>lll</u>	Project EDU's	<u>3</u>
Date Received	<u>5-16-92</u>	Landscape EDU's	<u>0</u>
Fees Due	<u>56.00</u>	ZONE	<u>7</u>
Fees Received	<u>5-16-92</u>	System Map	<u>✓</u>
Inside/Outside District Boundaries	<u>Inside Dist</u>	Parcel Map	<u>✓</u>
		Bond Segregation Required	<u>no</u>



**Diamond Springs - El Dorado Fire Protection District**

**Fire Prevention Division**

P.O. Box 741, Diamond Springs, California 95619

916-626-3190

May 15, 1992

Mrs. Dianne Eden  
4459 Panorama Drive  
Placerville CA 95667

**RE: Fire Hydrant Requirements**

Dear Mrs. Eden,

The Diamond Springs/El Dorado Fire Protection District has determined that your parcel split will not require the installation of a fire hydrant.

A fire hydrant already exists with the required distance to the parcels in questions, APN # 329:171:036 and 329:171:038. The existing fire hydrant produces the required gallons per-minute and as stated above no additional fire hydrants will be required.

If you have any questions regarding this project or any other projects please feel free to contact me at 622-3190.

Thank you,

Scott Wylie, Captain - Fire Prevention Officer  
Diamond Springs/El Dorado  
Fire Protection District





TGPA-ZOU ZOU &lt;tgpa-.ou@edcgov.us&gt;

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## TGPA NOP COMMENTS

1 message

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Bill Welty <wmwelt. @gmail.com>  
To: TGPA-ZOU@edcgov.us

Mon, Jul 9, 2012 at 8:49 AM

Hey Shawna,

Attached are my comments: mirrored comments of the EDH APAC (we collaborated). Appreciate your work on this. I know it's been grueling; and often you guys are caught between the proverbial rock and hard spot. Gotta love those community meetings, eh?

The citizenry is fortunate to have smart, personable, energetic and committed people like you and Kim and the rest working on projects like this (they take you for granted and have no idea what it takes to do what you do!).

Having worked in the bowels of government I can appreciate all the pressure points you guys have to contend with, top to bottom, bottom to top, from the inside out, and outside in. Not idle words, these. Being a gyroscope helps, they say. Keeps ya agile.

Anyway.... file my comments. And good luck to us all in the final result.

- Bill Welty

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 apac TGPA ZOU NOP matrix 7-9-2012.doc  
75K

# EDHAPAC TGPA/ZOU NOP Response Matrix

July 6, 2012

Issue	EDH-APAC Position	NOP Response	NOP Response
<p><b>Policy 2.2.1.2 and Table 2-1-Major Concern</b></p> <p><b>Multi-Family Use:</b> Consider amending density from 24 units per acre to 30 units per acre to comply with California Government Code 65583.2(c)(iv) and (e) which requires jurisdictions within Metropolitan Statistical Areas (MSA) of populations greater than 2,000,000 to allow for up to 30 units per acre when determining sites to meet the low and very low housing allocation categories. El Dorado County is located within the Sacramento MSA. Amend the Multi-Family land use to allow for commercial as part of a mixed use project. Amend the Multi-Family land use to encourage a full range of housing types including small lot single family detached design without a requirement for a Planned Development.</p> <p><b>High Density Residential Use:</b> Consider deleting the requirement for a Planned Development application on projects of 3 or more units per acre.</p>	<p>Amending the density from 24 to 30 units would have a significant impact on site specific projects designated as multi-family use. This change would require that the infrastructure must be in place prior to development of the project.</p> <p>This may be appropriate for small developments on a single acre, but when creating more than 10 units in an area, a Planned Development is appropriate—especially if up to 8 units are on a single acre.</p>	<p><b>*Aesthetics</b> The increase in size of the buildings to accommodate the additional units could overwhelm the surrounding area. How will this be prevented?</p> <p><b>*Air Quality</b> The County already often exceeds the State air quality limits to avoid health risks associated with air pollution. This increase density will cause higher levels of air pollution. How will this be prevented?</p> <p><b>*Land Use/Planning</b> The increase density could exceed the surrounding infrastructure and services. Please analysis this issue.</p> <p><b>*Noise</b> The increase in density will cause additional noise at these sites. How will this be mitigated?</p>	<p><b>*Population/Housing</b> The inclusion of the additional density per acre could exceed population balance for Community regional areas. How will this be prevented?</p> <p><b>*Transportation/Traffic</b> The increase density could cause traffic congestion. The new traffic demand model should be used to analyze this impact.</p>

Issue	EDH-APAC Position	NOP Response	NOP Response
<p><b><i>Policies 2.2.3.1, 2.2.3.2 and 2.2.5.4- Major Concern</i></b></p> <p>Consider amending the 30% open space requirement inside of Community Regions and Rural Centers to allow lesser area of “improved open space” on site, set criteria for options in meeting a portion of the requirement off-site or by an in lieu fee option as deemed necessary.</p>	<p>This would allow too many discretionary decisions by county policy makers on open space issues. The collection of in lieu fees would reduce open spaces which are highly desirable. Regardless of the “improvement” of the open space, a reduction from 30% open space will dramatically change the feel of an area. Even worse, allowing open space to be off-site completely removes the rural feel of an area that is being developed and again violates the fundamental principles of the county’s citizens.</p>	<p><b>*Aesthetics</b> The lost of open space will detract from the visual appearance of housing project. Please address mitigation measures that will compensate for lost of open spaces on view shed.</p> <p><b>*Land Use/Planning</b> If open space is not required, project design will put houses on less than desirable land. How will this be mitigated?</p>	<p><b>*Noise</b> Vegetation and trees which are in most open spaces provide sound attenuation. How will this increase in sound and noise be mitigated when open space is removed from housing projects?</p>

Issue	EDH-APAC Position	NOP Response	NOP Response
<p><b>Policy 2.2.4.1-Major Concern</b>            Consider amending the Density Bonus policy which allows incentive for the creation of open space as part of residential projects, and implement policy specifics through Zoning Ordinance.</p>	<p>Density Bonus has encouraged developers to request higher density projects for increased profits instead of better projects. The policy change must be clearly defined before an EIR can assess the impacts of this amendment.</p> <p>It is not appropriate to have a Density Bonus in Medium Density and Low Density Residential land use areas. Instead, an owner should apply for a change in land use designation and be evaluated on a case by case basis. Otherwise, a Density Bonus in these zones amounts to a change in land use and would significantly change the intention of the land use in the General Plan</p>	<p><b>*Aesthetics</b>            The increase density would remove natural vegetation and trees which provides a rural atmosphere and a more harmonious environment. Please assess the impact on aesthetics with the increase density from density bonuses.</p> <p><b>*Air Quality</b>            The County already often exceeds the State air quality limits to avoid health risks associated with air pollution. This increase density will cause higher levels of air pollution. How will this be prevented?</p> <p><b>*Land Use/Planning</b>            The increase density from density bonus could exceed the surrounding infrastructure and services. How will this be prevented?</p>	<p><b>*Noise</b>            The increase in density will cause additional traffic and other related noises. How will this be mitigated?</p> <p><b>*Population/Housing</b>            The density bonus will cause additional density per acre which could exceed population balance for Community regional areas. How will this be prevented?</p> <p><b>*Transportation/Traffic</b>            The increase density could cause traffic congestion. The new traffic demand model should be used to analyze this impact.</p>
<p><b>Policy 2.2.5.4-Major Concern</b>            Policy 2.2.5.4 All development applications which have the potential to create 50 parcels or more shall require the application of the Planned Development combining zone district. However, in no event shall a project require the application of the Planned Development combining zone district if all of the following are true: (1) the project does not require a General Plan amendment; (2) the project has an overall density of two units per acre or less; and (3) the project site is designated High-Density Residential.</p> <p>Consider deleting policy.</p>	<p>The requirement for a Planned Development belongs in the General Plan as it is one of the fundamental principles of our county that ensures preservation of open space as well as having infrastructure in-place prior to the development. It is too important to be moved from the most important planning document of the county, the General Plan.</p> <p>This is how to get rid of the 30% open space requirement. If a PD is not required, then I don't believe <u>any</u> open space is required to develop a property. Pack-um and stack-um! Could look like inner-city development on any parcels that are left to</p>	<p><b>*Aesthetics</b>            The lost of planned development could reduce open space and lower County design standards. Please address mitigation measures that will compensate for lost of open spaces and County design standards.</p>	

Issue	EDH-APAC Position	NOP Response	NOP Response
	be developed.  Question, can EDH CSD create more stringent requirements than the County? Maybe we have the CSD pass an overlay on all CC&Rs for the community region.		

Issue	EDH-APAC Position	NOP Response	NOP Response
<p><b><i>New Policies-Major Concern</i></b>            Consider setting criteria for and identify Infill sites and Opportunity areas that will provide incentives substantial enough to encourage the development of these vacant/underutilized areas</p>	<p>This could increase densities in infill areas without providing the required infrastructure.</p> <p>The proposed language by staff for “Promote Infill Development” item d) should have the following words added at the end of the sentence “, <u>but only after all infrastructure is in place that will support such future development</u>”.</p>	<p><b>*Noise</b>            The increase in density from infill sites will cause additional traffic and other related noises. How will this be mitigated?</p> <p><b>*Land Use/Planning</b>            The increase density from infill sites could exceed the surrounding infrastructure and services. How will this be prevented?</p>	<p><b>*Population/Housing</b>            The infill sites will cause additional density per acre which could exceed population balance for Community regional areas. How will this be prevented?</p> <p><b>*Transportation/Traffic</b>            The increase density from infill projects could cause traffic congestion. The new traffic demand model should be used to analyze this impact and mitigation measures should be provided.</p>
<p><b><i>Policy TC-1a, TC-1b, and Table TC-1-Major Concern</i></b>            Consider revising policies, and table to bring objectives into conformance with policy TC-1p, TC-1r, TC-1t, TC-1u, Tc-1w, TC-4f, TC-4i, HO-1.3, HO-1.5, HO-1.8, HO-1.18, HO-5.1, and HO-5.2, to allow for narrower streets and road ways and to support the development of housing affordable to all income levels.</p>	<p>Road widths should not be set by housing issues, but for public safety issues.</p> <p>Allowing narrower streets sacrifices safety of our citizens in a significant way. To do this for financial gain is not appropriate. Highway standards should be based strictly on safety and if a road cannot meet the standards, that becomes what limits the use and development of a parcel—we should not let the use and development of a parcel dictate the safety level</p>	<p><b>*Transportation/Traffic</b>            The decreasing of road widths will cause traffic accidents and safety issue for pedestrians and bicycles. The EIR should analyze this impact and provide detailed mitigation measures.</p>	
<p><b><i>Policy TC-1m, TC-1n(B), TC-1w-Moderate Concern</i></b>            Consider amending policies to clean up language including; TC-1m delete “of effort” TC-1n(B) replace accidents with crashes; and TC-1w, delete word maximum.</p>	<p>Why replace the word “accidents” with the word “crashes”? Are they considered the same? Is one more inclusive of incidents that the other? Why not include both “accidents and crashes”? Or, are all accidents a subset of crashes? We need to make sure that this change does not reduce the need for safety improvements on our roads</p>	<p>No Comment at this time</p>	

Issue	EDH-APAC Position	NOP Response	NOP Response
<p><b>Policy 7.1.2.1-Major Concern</b> Consider amending the restrictions for development on 30% slopes, and set standards in the Zoning Ordinance and Grading Ordinance.</p>	<p>Construction of homes on 30% grade would cause additional environmental impacts on the area (grading, water runoff, and erosion).</p> <p>The existing language in the General Plan seems appropriate. If there are additional exceptions that are appropriate but not currently included, then add them to the General Plan. Keeping this in the general plan allows a proper EIR to be performed.</p>	<p><b>*Hydrology/Water Quality</b> Construction of homes on 30% or greater grades would cause additional environmental impacts on the area (grading, water runoff, and erosion). How will this be mitigated?</p>	<p><b>*Hazards &amp; Hazardous Material</b> Construction on steeper slopes will cause additional exposure to soil perturbations and will cause air born particles of dust and asbestos. Please analyze this issue and provide mitigation measures.</p>
<p><b>Policy 2.2.1.2 -Major Concern</b> <u>High Density Residential</u>: Consider analyzing the effects of increasing High Density Residential Land use density from a maximum of 5 units per acre to 8 units per acre</p>	<p>Increasing the density to 8 units per acre would put a tremendous load on the supporting infrastructure.</p> <p>This amounts to giving away the Density Bonus without earning it! The analysis for this type of density should be done through the Density Bonus provision.</p>	<p><b>*Aesthetics</b> The increase density would remove natural vegetation and trees which provides a rural atmosphere and a more harmonious environment. Please assess the impact on aesthetics with the increase density from 5 units to 8 units/acre.</p> <p><b>*Air Quality</b> The County already often exceeds the State air quality limits to avoid health risks associated with air pollution. This increase density will cause higher levels of air pollution. How will this be prevented?</p> <p><b>*Land Use/Planning</b> The increase density from 5 to 8 units per acre could exceed the surrounding infrastructure and services. How will this be prevented?</p>	<p><b>*Noise</b> The increase in density will cause additional traffic and other related noises. How will this be mitigated?</p> <p><b>*Population/Housing</b> The 5 to 8 units per acre increase in density and will cause additional density per acre which could exceed population balance for Community regional areas. How will this out of balance condition be prevented?</p> <p><b>*Transportation/Traffic</b> The increase density from 5 to 8 units per acre will cause traffic congestion. The new traffic demand model should be used to analyze this impact and mitigation measures should be provided with real world traffic mitigation measures.</p>
<p><b>Policy 2.1.1.1 and 2.1.2.1-Major Concern</b> Consider analyzing the possibility of</p>	<p>These areas should be identified before analysis to determine public support for the change. The policy change must be</p>	<p><b>*Aesthetics</b> The changing or adding new areas in either the rural or Community Regions could have a major visual</p>	<p><b>*Transportation/Traffic</b> The change or adding of these centers could cause different traffic patterns. Please analyze</p>

Issue	EDH-APAC Position	NOP Response	NOP Response
<p>adding new, amending or deleting existing Community Regions or Rural Center planning areas</p>	<p>clearly defined before an EIR can assess the impacts of this amendment.</p>	<p>impact on the affect areas. Please analyze the visual impacts that would be caused in areas that would be subject to this policy.</p> <p><b>*Air Quality</b> Please analyze the air quality impact of all possible change that could occur with the new policy.</p> <p><b>*Population/Housing</b> Please analyze all of the population changes and impacts that will occur as result of the policy.</p>	<p>all of the possible impacts to roads in any area that might be subject to this new policy.</p> <p><b>*Land Use/Planning</b> Please analyze the entire existing infrastructure that would be affected by this policy.</p>
<p><b>Policy 2.1.1.3</b> Mixed use developments which combine commercial and residential uses in a single project are permissible and encouraged within Community Regions. <u>The maximum residential density of 20 dwelling units per acre may only be achieved where adequate infrastructure, such as water, sewer and roadway are available or can be provide concurrent with development.</u></p>	<p>Language should be added that stipulates that the number of APPROVED dwelling units will be dependent on approved traffic studies and the application of appropriate traffic mitigation measures concurrent with development.</p>	<p>No Comment at this time.</p>	
<p><b>Policy 2.1.2.5</b> Mixed use developments which combine commercial and residential uses in a single project are permissible and encouraged within Community Regions. The maximum residential density shall be 10 dwelling units per acre in Rural Centers <u>in identified</u> mixed use areas as defined in <u>the Zoning Ordinance</u>. The residential component of a mixed use project may include a full</p>	<p>Language should be added that stipulates that the number of APPROVED dwelling units will be dependent on approved traffic studies and the application of appropriate traffic mitigation measures concurrent with development.</p> <p>“Identified” mixed use areas must be disclosed in the Zoning Ordinance before an EIR is prepared.</p>	<p>No comment at this time.</p>	



Issue	EDH-APAC Position	NOP Response	NOP Response
<p>range of single and/or multi family design concepts. <u>The maximum residential density of 10 dwelling units per acre may only be achieved where adequate infrastructure, such as water, sewer and roadway are available or can be provide concurrent with development.</u></p>			
<p><b>Policy TC-Xd, TC-Xe, and TC-Xf- Major Concern</b>  Consider revising the policies to clarify the definition of "worsen", what action or analysis is required if the threshold of "worsen" is met, clarification of the parameters of analysis (i.e. analysis period, analysis scenarios, methods), thresholds and timing of improvements.</p>	<p>This should be a scientific term that has a measurable value and infrastructure trigger points must be established to prevent reduction of traffic circulation and degrading of service.</p> <p>Is the term being revisited to dilute impacts of increased traffic caused by new developments?</p>	<p><b>*Transportation/Traffic</b>  The change of the definition of worsen could cause more projects to be approved with out the supporting infrastructure to prevent congestion. Please analyze all of the possible impacts to roads that would be subject to lessening of traffic standards in any area that might be subject to this new definition.</p>	
<p><b>Policy 10.2.1.5- Major Concern</b>  Don't see any ROI language indicating a desire to analyze a change in this policy</p>	<p>The way staff has proposed to change this policy violates another fundamental principle. The proposed word change from "shall" to "may" could result in existing citizens subsidizing developers for the cost of facilities, infrastructure, and services. All development applications for subdivision must require a Public Facilities and Services Financing Plan that assures cost burdens do not fall on existing residents.</p>	<p>No comment at this time.</p>	
<p><b>Table TC-2, TC-Xb and, TC-Xd- Moderate Concern</b>  Consider amending or deleting table TC-2 and maintain list outside of General Plan and amending any policies referring to Table TC-2.</p>	<p>Traffic is one of the two most observable items to people in the county. A list of these roads belongs in the General Plan. If they are removed, an EIR would have to be performed every time a new road segment was added to the list or the Maximum V/C ratio was changed. The EIR needs to know what to evaluate now and cannot anticipate future changes by</p>	<p>No comment at this time.</p>	

Issue	EDH-APAC Position	NOP Response	NOP Response
	<p>the County.</p> <p>In addition, Policy TC-Xf should not have the item "<u>or (2) ensure the commencement of construction of the necessary road improvements are included in the County's 10-year (or 20-year) CIP</u>". This second item should be eliminated since the CIP changes frequently and is budget dependent. The improvements might never be constructed and then the citizens would have to live with unbearable traffic forever. Or, expecting citizens to tolerate traffic and safety problems for 10 or more years is unreasonable.</p>		

Issue	EDH-APAC Position	NOP Response	NOP Response
<p><b><i>Policies 5.2.1.3 and 5.3.1.1- Moderate Concern</i></b>            Consider amending policies to increase flexibility for the connection to public water and wastewater systems when projects are located in a Community Region.</p>	<p>The proposal is to remove the word “<u>shall</u>” and replace with the word “<u>may</u>” in requirement of connecting to public water and public wastewater. This is not appropriate for a Community Region! The whole idea of a Community Region is that infrastructure is readily available. If a development cannot connect to both public water and public wastewater, it does not belong in the Community Region—especially for high-density residential and multifamily residential development. The use of the word “<u>may</u>” might be appropriate in the case of medium-density residential, commercial, industrial, and research and development projects.</p> <p>Also, the addition of the words “<u>if reasonably available</u>” should be replaced with “<u>if appropriate</u>”, otherwise if public water and public wastewater are not “reasonably available” an applicant could claim that they are allowed to develop using well water and/or septic by right.</p>	<p><b>*Hydrology/Water Quality</b>            The change from shall to may will increase well water use and could cause a lowering of the water table to existing residents. How will this be prevented?</p> <p><b>*Land Use/Planning</b>            The increase density from these additional sites could exceed the surrounding infrastructure and services. How will this be prevented?</p> <p><b>*Population/Housing</b>            The additional sites approved from this change in policy will cause more houses in the Community region, which could exceed population balance for Community regional areas. How will this be prevented?</p>	<p><b>*Transportation/Traffic</b>            The increase housing from this policy change could cause traffic congestion. The new traffic demand model should be used to analyze this impact and mitigation measures should be provided.</p>

Issue	EDH-APAC Position	NOP Response	NOP Response
<p>Zoning Ordinance: ROI 183-2011- ;-  <b>Major Concern</b></p> <p>6. Provide alternative means to any open space requirement as part of a planned development to provide more flexibility and incentives for infill development and focus on recreation in Community Regions and Rural Centers</p>	<p>This will allow too many discretionary decisions by county policy makers on open space issues.</p> <p>The policy change must be clearly defined before an EIR can assess the impacts of this amendment.</p>	<p><b>*Aesthetics</b>  The lost of open space will detract from the visual appearance of housing project. Please address mitigation measures that will compensate for lost of open spaces on view shed.</p> <p><b>*Land Use/Planning</b>  If open space is not required, project design will put houses on less than desirable land. How will this be mitigated?</p>	<p><b>*Noise</b>  Vegetation and trees which are in most open spaces provide sound attenuation. How will this increase in sound and noise be mitigated when open space is removed from housing projects?</p>



## Fwd: Personalized ZO data request

1. message

Shawna Purvines <shawna.purvines@edcgov.us>  
 To: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

Mon, Jul 9, 2012 at 8:42 AM

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

From: Mike Applegarth <mike.applegarth@edcgov.us>  
 Date: Mon, Jul 9, 2012 at 8:33 AM  
 Subject: Re: Personalized ZO data request  
 To: [kathyerussell@sbcglobal.net](mailto:kathyerussell@sbcglobal.net)  
 Cc: [shawna.purvines@edcgov.us](mailto:shawna.purvines@edcgov.us)

Kathye:

I have attached the print outs for both APNs as a single document. There is a zoning change under consideration for APN 061-100-44 (from Estate Residential 10 Acre to Rural Lands 10 Acre), so I have included the proposed zoning text.

Let me know if you need anything else.

Sincerely,

Mike Applegarth  
 Principal Analyst  
 Chief Administrative Office  
 El Dorado County  
 (530) 621-5123

On Sun, Jul 8, 2012 at 1:39 PM, Kathye Russell <[kathyerussell@sbcglobal.net](mailto:kathyerussell@sbcglobal.net)> wrote:

Hi Mike and/or Shawna: (not sure if you're both around!)

I understand you've not gotten the new ZO parcel data program online yet --- the one where you can input APN/landowner's name at LUPPU public meetings to get a personalized print-out of information that shows what the new ZO options might be on their land.

Is it possible to have you run two APNs for me from that program ??? I would like to re-check my information and also see how it works/what it shows on parcels I'm working on right now and thought this a good way to familiarize myself with that program/info.

APNs are: 061-520-07 and 061-100-44 under the Musso Trust.

Thanks if you can provide this information: I've not done a site-visit yet but am prepping to meet with the owner.

Kath

Kathye Russell

home phone [530 622-3488](tel:5306223488)

cell phone [530 306-1303](tel:5303061303)

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7/9/12

Edcgov.us Mail - Fwd: Personalized ZO data request

s.stem.  
Thank you.

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Shawna L. Purvines  
Sr. Planner  
Development Services  
El Dorado Count.  
Phone:(530) 621-5362  
[shawna.purvines@edcgov.us](mailto:shawna.purvines@edcgov.us)  
[www.edcgov.us](http://www.edcgov.us)

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#### 2 a. tachment

 DOC000.PDF  
39K

 Proposed Zoning Ordinance (Ch. 17.21).pdf  
68K

**Targeted General Plan Amendment and Zoning Ordinance Update  
DRAFT (TGPA/ZOU)**

**Property Information Inquiry**

Owner Name:	MUSSO RODGER BRUCE TR
Site Address:	0
Assessor's Parcel Number	061-520-07

Under the 2004 Adopted General Plan, the land-use designation for this parcel is:      **LOW DENSITY RESIDENTIAL**

Does the proposed TGPA/ZOU include a change to this parcel's land-use designation?   **NO**

Under the current Zoning Ordinance, the zoning designation for this parcel is:      **Estate Residential 5 Acre**

Under the proposed Zoning Ordinance, the zoning designation proposed for analysis on this parcel is:   **Estate Residential 5 Acre**

Is this parcel eligible for the Agriculture "Opt-in"?      **NO**

In General Plan AG District Overlay?      **NO**

Parcel Acreage:      **16.55 acres**

**How are General Plan land-use designations different from Zoning?**

Every parcel in the unincorporated areas of El Dorado County is assigned a General Plan Land-Use designation and a Zoning designation. General Plan designations identify generalized permitted land uses such as Commercial or Multifamily Residential. Zoning designations, which by law must be consistent with the General Plan designations, provide more detail on permitted uses and development standards; a single General Plan designation may be consistent with a number of different zoning designations. For example, a parcel with a General Plan designation of Medium Density Residential could potentially have a Zoning designation of residential one acre (R1A), residential two acres (R2A), or residential three acres (R3A) under the current Zoning Ordinance. The Zoning Ordinance Update addresses inconsistencies between the General Plan designations and current Zoning designations

PLEASE NOTE: Property information is based on the most recent data available and may not reflect recent activity. Acreage is an estimate based on the Assessor's parcel maps.

Agriculture Opt-in applies only to current agricultural zone properties or Residential Estate parcels within agricultural districts.

**Targeted General Plan Amendment and Zoning Ordinance Update  
DRAFT (TGPA/ZOU)**

Property Information Inquiry

Owner Name:	MUSSO RODGER BRUCE TR
Site Address:	1301 LOGHOUSE RD
Assessor's Parcel Number	061-100-44

Under the 2004 Adopted General Plan, the land-use designation for this parcel is: **RURAL RESIDENTIAL**

Does the proposed TGPA/ZOU include a change to this parcel's land-use designation? **NO**

Under the current Zoning Ordinance, the zoning designation for this parcel is: **Estate Residential 10 Acre**

Under the proposed Zoning Ordinance, the zoning designation proposed for analysis on this parcel is: **Rural Lands 10 Acre**

Is this parcel eligible for the Agriculture "Opt-in"? **NO**

In General Plan AG District Overlay? **NO**

Parcel Acreage: **69.47 acres**

**Draft Public Review of the Zoning Ordinance Update Zone Definition:**

**Rural Lands 10 Acre**

The RL, Rural Lands Zone, is intended to identify those lands that are suitable for limited residential development based on topography, access, groundwater or septic capability, and other infrastructural requirements. This zone is intended to recognize that resource-based industries in the vicinity may impact residential uses. Commercial support activities that are compatible with the available infrastructure may be allowed within this zone to serve the surrounding rural and agricultural communities. For special setback purposes, the RL zone is not considered to be an agricultural or timber zone. Minimum lot size designators shall be applied to this zone based on the constraints of the site, surrounding land use pattern, and other appropriate factors. The designator shall represent the minimum number of acres and shall be in the following increments: \*, 20, 40, 80, and 160.

**How are General Plan land-use designations different from Zoning?**

Every parcel in the unincorporated areas of El Dorado County is assigned a General Plan Land-Use designation and a Zoning designation. General Plan designations identify generalized permitted land uses such as Commercial or Multifamily Residential. Zoning designations, which by law must be consistent with the General Plan designations, provide more detail on permitted uses and development standards; a single General Plan designation may be consistent with a number of different zoning designations. For example, a parcel with a General Plan designation of Medium Density Residential could potentially have a Zoning designation of residential one acre (R1A), residential two acres (R2A), or residential three acres (R3A) under the current Zoning Ordinance. The Zoning Ordinance Update addresses inconsistencies between the General Plan designations and current Zoning designations.

PLEASE NOTE: Property information is based on the most recent data available and may not reflect recent activity. Acreage is an estimate based on the Assessor's parcel maps.

Agriculture Opt-in applies only to current agricultural zone properties or Residential Estate parcels within agricultural districts.



## **CHAPTER 17.21 – AGRICULTURAL, RURAL, AND RESOURCE ZONES**

### **Sections:**

- 17.21.010 Purpose and Intent
- 17.21.020 Matrix of Permitted Uses
- 17.21.030 Development Standards

### **17.21.010 Purpose and Intent**

- A. The purpose of the agricultural, rural and resource zones is to achieve the following:
  - 1. To identify, conserve and protect important agricultural lands and those lands having suitable space and natural conditions for horticulture, animal husbandry, and other agricultural uses, as well as those lands containing timber and other natural resources.
  - 2. To promote and encourage agriculture and timber harvesting uses, and to increase their economic viability by providing opportunities for sale, packaging, processing, and other related activities.
  - 3. To protect agriculture, grazing, timber harvesting, or other resource based uses from the encroachment of unrelated and incompatible uses in order to provide a healthy, stable, and competitive environment necessary to sustain them.
  - 4. To protect the viability of the rural lands by providing economic opportunities that support and complement the rural lifestyle and promote tourism based on the historical, cultural, agricultural, and natural scenic resources of the county.
- B. This Chapter lists the uses that may be allowed within an agricultural and a resource zone established by Section 17.02.10 (Zoning Map and Zones), determines the type of planning permit/approval required for each use, and provides basic standards for site layout and building size.
- C. The purpose of the individual agricultural and resource zones and the manner in which they are applied is as follows:
  - 1. **Planned Agricultural (PA).** The PA, Planned Agricultural Zone, is intended to regulate and promote the development of agricultural enterprises and land uses whether encumbered by a farmland conservation contract or not. This zone shall be utilized to identify those lands most capable of supporting horticulture, aquaculture, ranching, and grazing, based on existing land use, soil type, water availability, topography, and similar factors. Agricultural enterprise is intended to be the primary use of

these lands, but compatible commercial uses, as listed in Table 17.21.020 below, may also be permitted in compliance with the provisions of this Chapter. Minimum lot size designators shall be applied to this zone based on commodity type, soil type, surrounding land use pattern, and other appropriate factors. The designator shall represent the number of acres and shall be in the following increments: 10, 20, 40, 80, and 160.

- 2. Limited Agricultural (LA).** The LA, Limited Agricultural Zone, is intended to identify, regulate, and promote the development of agricultural enterprises and land uses, whether encumbered by a farmland conservation contract or not. This zone shall be utilized to identify those lands most capable of supporting horticulture, aquaculture, ranching, and grazing, based on existing land use, soil type, water availability, topography, and similar factors. The LA zone is distinguished from the PA zone in that it provides limited opportunities for ranch marketing and commercial winery uses. Minimum lot size designators shall be applied to this zone based on commodity type, soil type, surrounding land use pattern, and other appropriate factors. The designator shall represent the number of acres and shall be in the following increments: 10, 20, 40, 80, and 160.
- 3. Agricultural Grazing (AG).** The AG, Agricultural Grazing Zone, is intended to identify and protect lands suitable for grazing whether encumbered by a farmland conservation contract or not. This zone shall be utilized to identify those lands that are being used for grazing and/or that have the potential for commercially viable grazing operations, based on existing land use, soil type, water availability, topography, and similar factors. Grazing and other agricultural activities are intended to be the primary use of these lands, but other compatible commercial uses may also be permitted in compliance with the provisions of this Chapter. Minimum lot size designators shall be applied to this zone based on land use designation and other appropriate factors. The minimum lot size designator shall be in the following increments: 40 and 160 acres.
- 4. Timber Production (TPZ).** The TPZ, Timber Production Zone, is intended to identify and regulate lands subject to the Forest Taxation Reform Act of 1976. (California Government Code Section 51110, et seq.). Criteria for establishing a TPZ is located in Section 17.40.350 (Timber Production Zone: Criteria, Regulations, and Zone Change Requirements).
- 5. Forest Resource (FR).** The FR, Forest Resource Zone, is intended to identify and protect lands containing valuable timber or having the potential for timber production, but that are not subject to TPZ zoning requirements in compliance with Section 17.40.350.H (Forest Resource Zone Criteria). The purpose of this zone is to encourage timber production and associated activities, and to limit noncompatible uses from restricting such activities. Minimum lot size designators shall be applied to this zone based on elevation and other appropriate factors. The minimum

lot size designator shall be in the following increments: 40, 80, and 160 acres.

- 6. Rural Lands (RL).** The RL, Rural Lands Zone, is intended to identify those lands that are suitable for limited residential development based on topography, access, groundwater or septic capability, and other infrastructural requirements. This zone is intended to recognize that resource-based industries in the vicinity may impact residential uses. Commercial support activities that are compatible with the available infrastructure may be allowed within this zone to serve the surrounding rural and agricultural communities. For special setback purposes, the RL zone is not considered to be an agricultural or timber zone. Minimum lot size designators shall be applied to this zone based on the constraints of the site, surrounding land use pattern, and other appropriate factors. The designator shall represent the minimum number of acres and shall be in the following increments: \*, 20, 40, 80, and 160.

\*Optional analysis to allow for 10 acre minimum lot size in Rural Lands (RL) Zone.

**17.21.020 Matrix of Permitted Uses**

Uses are permitted in the following zones subject to the requirements of this Title as designated in Table 17.21.020 below:

**Table 17.21.020 Agricultural and Resource Zone Districts Use Matrix**

<b>LA: Limited Agricultural</b> <b>PA: Planned Agricultural</b> <b>AG: Agricultural Grazing</b> <b>RL: Rural Lands</b> <b>FR: Forest Resource</b> <b>TPZ: Timber Production Zone</b>	P Permitted use (Article 4) A Administrative permit required (17.52.010) T Temporary use permit required (17.52.070) CUP/ Conditional use permit required/ MUP Minor use permit required (17.52.020) TMA Temporary mobile home permit (17.52.060) — Use not allowed in zone						
<b>USE TYPE</b>	<b>LA</b>	<b>PA</b>	<b>AG</b>	<b>RL</b>	<b>FR</b>	<b>TPZ</b>	<b>Specific Use Reg.</b>
<b>Agricultural</b>							
Animal Keeping	P	P	P	P	P	P	17.40.080
Barn; Stable, private; Storage structure	P	P	P	P	P	—	17.40.030
Cropland	P	P	P	P	P	—	
Grazing	P	P	P	P	P	P	
Livestock, high density	CUP	CUP	CUP	—	—	—	
Nursery, plants: Wholesale	P	P	P	P	A/CUP <sup>1</sup>	A/CUP <sup>1</sup>	

<b>LA: Limited Agricultural</b> <b>PA: Planned Agricultural</b> <b>AG: Agricultural Grazing</b> <b>RL: Rural Lands</b> <b>FR: Forest Resource</b> <b>TPZ: Timber Production Zone</b>	P Permitted use (Article 4) A Administrative permit required (17.52.010) T Temporary use permit required (17.52.070) CUP/ Conditional use permit required/ MUP Minor use permit required (17.52.020) TMA Temporary mobile home permit (17.52.060) — Use not allowed in zone						
USE TYPE	LA	PA	AG	RL	FR	TPZ	Specific Use Reg.
Orchards and Vineyards	P	P	P	P	P	—	
Packing: On site products	P	P	P	P	P	CUP	
Off site products	P/ CUP	P/ CUP	P/ CUP	CUP	CUP	—	
Processing, on site products	P	P	P	CUP	CUP	CUP	
Produce Sales	P/MUP	P/MUP	P/MUP	P/MUP	P/MUP	—	17.40.240
Timber	P	P	P	P	P	P	17.40.350
<b>Residential</b>							
Child Day Care Home: Small family day care home	P	P	P	P	P	—	17.40.110
Large family day care home	CUP	A	A	A	A	—	
Community Care Facility: Small (serving 6 or fewer)	—	—	—	P	—	—	
Large (serving 7 or more)	—	—	—	CUP	—	—	
Dwelling: Single-unit, detached	P	P	P	P	P	CUP	17.40.350
Temporary during construction	P	P	P	P	P	—	17.40.190
Employee Housing: Agricultural	P/A/ CUP	P/A/ CUP	P/A/ CUP	P/A/ CUP	P/A/ CUP	—	17.40.120
Construction	—	—	A	A	A	—	17.40.190
Seasonal Worker	—	—	P/A/CUP	P/A/CUP	P/A/CUP	—	17.40.120
Guest House	P	P	P	P	P	—	17.40.150
Hardship Mobile Home	TMA	TMA	TMA	TMA	TMA	—	17.40.190
Kennel, private <sup>2</sup>	P/CUP	P/CUP	P/CUP	P/CUP	P/CUP	—	17.40.080
Room Rental: One bedroom, only	P	P	P	P	P	—	
Secondary Dwelling	P	P	P	P	P	—	17.40.060, 17.40.300
<b>Commercial</b>							
Agricultural Support Services	CUP	CUP	CUP	CUP	CUP	—	17.40.070
Animal Sales and Service: Veterinary Clinic	—	CUP	CUP	CUP	CUP	—	

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USE TYPE	LA	PA	AG	RL	FR	TPZ	Specific Use Reg.
Contractor's Office: Off site	—	—	—	TUP	TUP	—	17.40.190
Home Occupation	P/A/ M/CUP	P/A/ M/CUP	P/A/ M/CUP	P/A/ M/CUP	P/A/ M/CUP	—	17.40.160
Kennel, commercial	—	—	CUP	CUP	CUP	—	17.40.070
Lodging Facilities: Agricultural Homestay	A/CUP	A/CUP	A/CUP	A/CUP	—	—	17.40.170
*Agricultural and Timber Resource Lodging	CUP	CUP	CUP	CUP	CUP	CUP	
Bed and Breakfast Inn	CUP	CUP	CUP	CUP	CUP	—	
Dude Ranch	CUP	CUP	CUP	CUP	CUP	—	
Health Resort and Retreat Center	—	CUP	CUP	CUP	CUP	—	
Vacation Home Rental	A	A	A	A	A	—	17.40.370
Nursery, plants: Retail	—	—	—	CUP	—	—	
Outdoor Retail Sales: Garage Sales	P	P	P	P	P	—	17.40.220
Temporary Outdoor	A/T	A/T	A/T	A/T	—	—	
Ranch Marketing	CUP	P/A/ CUP	P/A/CUP	CUP	CUP	—	17.40.260
Wineries	CUP	P/CUP	P/CUP	CUP	—	—	17.40.400
<b>Industrial</b>							
Mineral Exploration	A/CUP	A/CUP	A/CUP	A/CUP	A/CUP	A/CUP	Chapter 17.29
Mineral Production	—	—	—	CUP	—	A/ CUP	
Mining	CUP	CUP	CUP	CUP	CUP	A/ CUP	
Slaughterhouse	—	CUP	CUP	—	—	—	
Storage Yard: Equipment and Material Permanent	—	—	—	—	—	P/ CUP	17.40.320
Temporary	T	T	T	T	T	T	
<b>Recreation and Open Space</b>							
Campground	CUP	CUP	CUP	CUP	CUP	—	17.40.100
Camping, Temporary	—	—	—	—	—	P	
Golf Course	—	—	—	CUP	—	—	

<b>LA: Limited Agricultural</b> <b>PA: Planned Agricultural</b> <b>AG: Agricultural Grazing</b> <b>RL: Rural Lands</b> <b>FR: Forest Resource</b> <b>TPZ: Timber Production Zone</b>	<b>P</b> Permitted use (Article 4) <b>A</b> Administrative permit required (17.52.010) <b>T</b> Temporary use permit required (17.52.070) <b>CUP/</b> Conditional use permit required/ <b>MUP</b> Minor use permit required (17.52.020) <b>TMA</b> Temporary mobile home permit (17.52.060) <b>—</b> Use not allowed in zone						
<b>USE TYPE</b>	<b>LA</b>	<b>PA</b>	<b>AG</b>	<b>RL</b>	<b>FR</b>	<b>TPZ</b>	<b>Specific Use Reg.</b>
Hiking and Equestrian Trail	P	P	P	P	P	P	
Hunting/Fishing Club, Farm, or Facility	CUP	CUP	CUP	CUP	CUP	CUP	
Marina: Non-motorized Craft	—	CUP	CUP	CUP	CUP	—	
Off-Highway Vehicle Recreation Area	—	—	—	—	CUP	—	
Park, day use	—	—	—	CUP	CUP		17.40.210
Picnic Area	CUP	P	P	P	P	P	
Resource Protection and Restoration	P	P	P	P	P	P	
Ski Area	—	—	—	CUP	CUP	—	17.40.210
Snow Play Area	—	—	—	CUP	CUP	—	
Special Events, temporary	T	T	T	T	T	—	
Stable, commercial	—	—	CUP	CUP	CUP	—	17.40.210
Trail Head Parking or Staging Area	—	—	CUP	CUP	CUP	—	
<b>Civic Uses</b>							
Cemetery	—	—	CUP	CUP	CUP	—	
Churches and Community Assembly	—	—	—	CUP	CUP	—	
Community Services: Cultural centers, living history facilities	—	—	—	CUP	—	—	
	—	—	—	CUP	CUP	—	
Schools: College and University	—	—	—	CUP	—	—	17.40.230
	—	—	—	CUP	—	—	
<b>Transportation</b>							
Airports, Airstrips, and Heliports	CUP	CUP	CUP	CUP	CUP	CUP	17.40.070
<b>Utility and Communication</b>							
Communication Facilities	A/ CUP	A/ CUP	A/ CUP	A/ CUP	A/ CUP	CUP	17.40.130
Public Utility Service Facilities: Intensive	—	CUP	CUP	CUP	CUP	CUP	17.40.250
	—	CUP	CUP	CUP	CUP	CUP	

<b>LA: Limited Agricultural</b> <b>PA: Planned Agricultural</b> <b>AG: Agricultural Grazing</b> <b>RL: Rural Lands</b> <b>FR: Forest Resource</b> <b>TPZ: Timber Production Zone</b>	P Permitted use (Article 4) A Administrative permit required (17.52.010) T Temporary use permit required (17.52.070) CUP/ Conditional use permit required/ MUP Minor use permit required (17.52.020) TMA Temporary mobile home permit (17.52.060) — Use not allowed in zone						
<b>USE TYPE</b>	<b>LA</b>	<b>PA</b>	<b>AG</b>	<b>RL</b>	<b>FR</b>	<b>TPZ</b>	<b>Specific Use Reg.</b>
Minor	P	P	P	P	P	P	
Wind Energy Conversion System	See Table 17.40.390.1 (WECS Use Matrix)						17.40.390
<b>NOTES:</b> <sup>1</sup> Administrative permit when plant material grown for restocking purposes; all other purposes require Conditional Use Permit. <sup>2</sup> Dogs used for herding or guardian purposes in ranching or browsing operations are allowed by right subject to licensing requirements of Animal Control in compliance with Title 6.							

### 17.21.030 Development Standards

Permitted uses and associated structures shall comply with the following development standards in addition to any other applicable requirements of this Title:

**Table 17.21.030 Agricultural and Resource Zones Development Standards**

	<b>LA</b>	<b>PA</b>	<b>AG</b>	<b>TPZ</b>	<b>FR</b>	<b>RL</b>
Minimum Lot Size <sup>1</sup>	10 acres or as designated	10 acres or as designated	40 acres or as designated	160 acres	40 acres below 3,000 ft. elev. or as designated; 160 acres 3,000 ft. and higher	20 acres or as designated *Optional 10 acre minimum
Setbacks: (in feet) Agricultural (ag) structure, Front, sides, rear	50	50	50	50.	50	50
Non-ag structure, Front, sides, rear	30	30	30	30	30	30
Building Height: (in feet) Ag structure	50	50	50	50	50	50
Non-ag structure	45	45	45	45	45	45
Lot Frontage (in feet)	200	150	200	200	200	150
<p><b>Notes:</b>  <sup>1</sup> An agricultural preserve may consist of a lot or contiguous lots of between 10 and 20 acres in compliance with Section 17.40.060 (Agricultural Preserves and Zones, etc.)</p>						





TGPA-ZOU ZOU &lt;tgpa-.ou@edcgov.us&gt;

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## F. d: Comments for TGPA/ZOU

1 message

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Shawna Purvines <shawna.purvines@edcgov.us>  
To: kmulvan. @gmail.com  
Cc: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

Tue, Jul 10, 2012 at 8:33 AM

Thanks Karen,

Shawna

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

From: Karen Mulvany <kmulvany@gmail.com>  
Date: Mon, Jul 9, 2012 at 3:54 PM  
Subject: Comments for TGPA/ZOU  
To: Shawna Purvines <shawna.purvines@edcgov.us>

Hello,

Attached are comments for the TGPA/ZOU. These pertain to Objective 6.7.1 El Dorado Count. Clean Air Plan: "Adopt and enforce Air Quality standards to reduce the health impacts caused by harmful emissions" and El Dorado County campgrounds.

Thank you,

Karen Mulvany

530-642-9805

--


Shawna L. Purvines  
Sr. Planner  
Development Services  
El Dorado County  
Phone:(530) 621-5362  
[shawna.purvines@edcgov.us](mailto:shawna.purvines@edcgov.us)  
[www.edcgov.us](http://www.edcgov.us)

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Thank you.

 Jul. 9 Mulvany Pierce comment letter smoke.doc  
247.

PO Box 768  
Lotus, CA 95651  
July 9, 2012

Shawna Purvines  
Senior Planner  
Development Services Department, Planning Services  
2850 Fairlane Court, Building C  
Placerville, CA 95667  
shawna.purvines@edcgov.us

VIA EMAIL

Dear Ms. Purvines,

Thank you for extending the comment period for the TGPA and ZOU to 45 days to give the public additional time to review and comment. We also appreciate the many meetings that were held for the public.

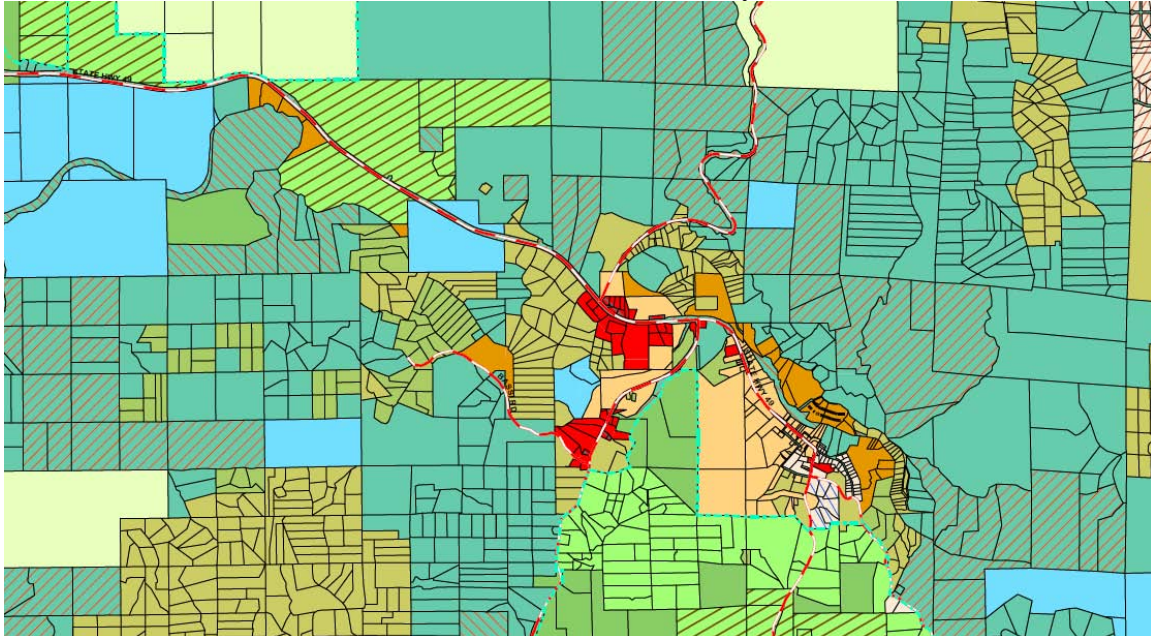
We strongly support Objective 6.7.1 El Dorado County Clean Air Plan: "Adopt and enforce Air Quality standards to reduce the health impacts caused by harmful emissions."

Our comments, which pertain to El Dorado County campgrounds and Air Quality Impacts and Greenhouse Gas Emissions, to be addressed in the EIR, are as follows:

- We would like to ask that the county specifically address regulations for small particulate matter pollution, specifically, wood smoke. Many people believe that wood smoke is safe, but recent research over the past 10 years has concluded that wood smoke, which contains small particulate matter and other carcinogens, is one of the most dangerous airborne pollutants for human health.
- In particular, we are concerned about the Lotus Coloma valley, a canyon carved by the South Fork of the American River. It is heavily impacted by smoke from campground campfires that burn throughout the summer, at a time when open fires are not permitted elsewhere. In the colder months, the smoke from campfires rises and largely escapes the river canyon. Unfortunately, warm summertime conditions trap evening wood smoke from campgrounds in the canyon for most of the night, exposing residents to high levels of small particulate matter pollution on a daily basis.
- In the Lotus Coloma area, there are 4 public campgrounds and numerous other campgrounds operated by river outfitters, all of which border the river and residential properties. These campgrounds are currently zoned Tourist Recreational and are proposed to be rezoned as Recreational Facility - High or Recreational Facility- Low. The public campgrounds permit up to 100 nightly fires, resulting in several hundred fires nightly in a small, confined region. The

resulting wood smoke is sufficiently thick to cloud visibility and has even set off home smoke alarms.

Lotus Coloma River Valley



- Recreational Facility
- Recreational Facility - Low
- Recreational Facility - High

- We support the county's goal to encourage development of the tourism industry in the County. However, we believe that wood fires are not necessary for riverfront campgrounds to experience continued strong patronage, and alternative solutions are available that are less dangerous to resident health:
  - As long-time whitewater boaters, we believe that the experience of fires in river canyons is the exception, not the rule, in summertime months. For nearly 20 years we have camped along various rivers throughout the west, and we have found that campfires are almost never permitted in summertime months.
  - New technology has emerged to offer cleaner alternatives to wood campfires. Propane fired campfires have come on the market as other communities have outlawed open fires. Propane solutions would enable campground owners to replace sales of wood fuel, as significant source of additional campground revenue, with sales of propane fuel.

During the summertime and fall no-burn season, please reduce the health impacts caused by harmful emissions by requiring that campfires in river canyon campgrounds be fueled by propane or other safer sources.

Thank you for considering our comments,

Karen Mulvany and Tim Pierce  
530-642-9805

Parcel Owners  
105-080-24-100  
105-340-41-100  
071-490-06-100  
088-100-02-100  
060-361-38-100  
105-230-22-100



TGPA-ZOU ZOU &lt;tgpa-.ou@edcgov.us&gt;

---

**F. d: Comments for TGPA/ZOU**

1 message

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To: kmulvan. @gmail.com  
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Tue, Jul 10, 2012 at 8:33 AM

Thanks Karen,

Shawna

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530-642-9805

--


Shawna L. Purvines  
Sr. Planner  
Development Services  
El Dorado County  
Phone:(530) 621-5362  
[shawna.purvines@edcgov.us](mailto:shawna.purvines@edcgov.us)  
[www.edcgov.us](http://www.edcgov.us)

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Thank you.

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PO Box 768  
Lotus, CA 95651  
July 9, 2012

Shawna Purvines  
Senior Planner  
Development Services Department, Planning Services  
2850 Fairlane Court, Building C  
Placerville, CA 95667  
shawna.purvines@edcgov.us

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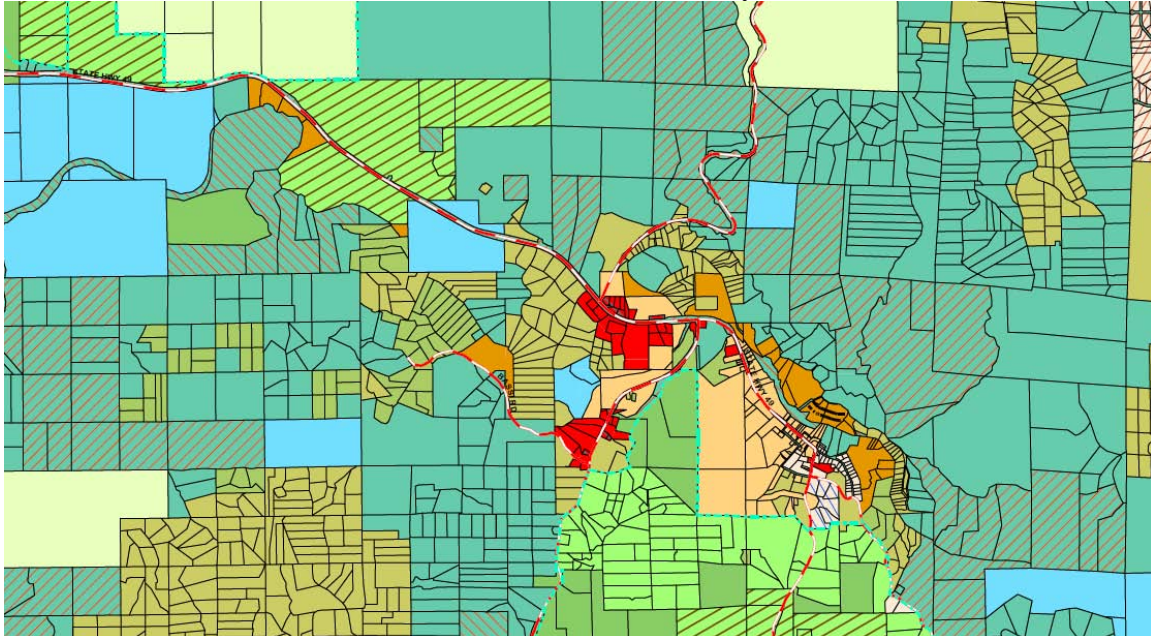
Our comments, which pertain to El Dorado County campgrounds and Air Quality Impacts and Greenhouse Gas Emissions, to be addressed in the EIR, are as follows:

- We would like to ask that the county specifically address regulations for small particulate matter pollution, specifically, wood smoke. Many people believe that wood smoke is safe, but recent research over the past 10 years has concluded that wood smoke, which contains small particulate matter and other carcinogens, is one of the most dangerous airborne pollutants for human health.
- In particular, we are concerned about the Lotus Coloma valley, a canyon carved by the South Fork of the American River. It is heavily impacted by smoke from campground campfires that burn throughout the summer, at a time when open fires are not permitted elsewhere. In the colder months, the smoke from campfires rises and largely escapes the river canyon. Unfortunately, warm summertime conditions trap evening wood smoke from campgrounds in the canyon for most of the night, exposing residents to high levels of small particulate matter pollution on a daily basis.
- In the Lotus Coloma area, there are 4 public campgrounds and numerous other campgrounds operated by river outfitters, all of which border the river and residential properties. These campgrounds are currently zoned Tourist Recreational and are proposed to be rezoned as Recreational Facility - High or Recreational Facility- Low. The public campgrounds permit up to 100 nightly fires, resulting in several hundred fires nightly in a small, confined region. The



resulting wood smoke is sufficiently thick to cloud visibility and has even set off home smoke alarms.

Lotus Coloma River Valley



- Recreational Facility
- Recreational Facility - Low
- Recreational Facility - High

- We support the county's goal to encourage development of the tourism industry in the County. However, we believe that wood fires are not necessary for riverfront campgrounds to experience continued strong patronage, and alternative solutions are available that are less dangerous to resident health:
  - As long-time whitewater boaters, we believe that the experience of fires in river canyons is the exception, not the rule, in summertime months. For nearly 20 years we have camped along various rivers throughout the west, and we have found that campfires are almost never permitted in summertime months.
  - New technology has emerged to offer cleaner alternatives to wood campfires. Propane fired campfires have come on the market as other communities have outlawed open fires. Propane solutions would enable campground owners to replace sales of wood fuel, as significant source of additional campground revenue, with sales of propane fuel.

During the summertime and fall no-burn season, please reduce the health impacts caused by harmful emissions by requiring that campfires in river canyon campgrounds be fueled by propane or other safer sources.

Thank you for considering our comments,

Karen Mulvany and Tim Pierce  
530-642-9805

Parcel Owners  
105-080-24-100  
105-340-41-100  
071-490-06-100  
088-100-02-100  
060-361-38-100  
105-230-22-100



---

## The General Plan Amendment and Zoning Ordinance Changes

1 me. sage

---

Christina Karle <mckarle@sbcglobal.net>  
To: Shawna Purvines <TGPA-ZOU@edcgov.us>

Sat, Jul 7, 2012 at 8:33 PM

Shawna Purvines, Senior Planner, 2850 Fairlane Court, Placerville, CA 95667

[TGPA-ZOU@edcgov.us](mailto:TGPA-ZOU@edcgov.us)

### Notice of Preparation Public Comment

I came to the Public Forum for the Notice of Preparation in Camino, and had opportunity to speak to several staff about proposed amendments to the plan.

My family and friends are concerned that the proposed changes restrict the average resident with more restrictions on legal use of personal property.

Should not increase the housing density allowances due to water restrictions/shortages. Propose maintaining density in original document.

My family and I request that cropland and orchards not be restricted by lot size, but instead, restrict the application of dangerous chemical spraying.

Most people grow organically when on small scale farm. Freedom to grow and sell one's crops should not be restricted. Our family lives in a rural area on 1.15 acres, and wish to retain ability to grow and sell crops, eggs, and other farm products, with the ability to make this a business venture.

Residents/citizens of this rural county should have the right to support themselves with small sustainable farming on their land, restricted by the size of their property. This applies to small numbers of livestock (milk goat, rabbits, chickens, etc.) for family use, or the produce from these animals, (eggs, soap, cheese, milk, meat) being available for cottage industry start-ups. Likewise, the ability to slaughter a small farm animal should be allowed, with restriction based upon housing density/zoning. We do NOT want to lose our ability to do these activities on our property by right.

Thank you,

Christina Karle

4521 Treasure Rock Lane

Placer. ille, CA. 95667

[530 647-1821](tel:5306471821)

cell [530 919-0651](tel:5309190651)

The ultimate measure of a man is not where he stands in the moments of comfort and convenience, but where he stands at times of challenge and controversy"

. Martin Luther King Jr 1963~





TGPA-ZOU ZOU &lt;tgpa-.ou@edcgov.us&gt;

---

## Notice of Preparation Public Comment For the Draft General Plan Amendments/Zoning Update

1 me. sage

---

Kathleen Newell <knewell@live.com>  
To: shawna <tgpa-zou@edcgov.us>  
Cc: bostwo@edcgov.us

Sat, Jul 7, 2012 at 11:03 AM

July 7, 2012

To: Shawna Purvines, Senior Planner

El Dorado County

2850 Fairlane Ct.

Placerville, CA 95667

[TGPA-ZOU@edcgov.us](mailto:TGPA-ZOU@edcgov.us)

From: Kathleen Newell

4576 Foothill Drive

Shingle Springs, CA 95682

RE: Notice of Preparation Public Comment For the Draft General Plan Amendments/Zoning Update

First I want to emphasize that this whole process needs to be extended, so the public can study it further, and fully understand the magnitude of these changes. I've attended several EDAC Reg reform meetings and all the scoping meetings (except Tahoe) to get clarification on the changes and I'm still confused. I'm not alone, and during the reg reform meetings, the committee members often voiced the same concern. With that said, here are just a few of the issues I have with the draft plan.

1) I am against residential mixed-use developments to increase density from 16 to 20 units per acre, and Multi-family density increase from 24 to 30 units per acre. The traffic, noise, air pollution, increased population, etc., will adversely impact the environment, and existing neighborhoods of the project area.

2) Not allowing the slaughtering of farm animals on R1A, R2A, R3A, RE5, RE10 will adversely impact my rural lifestyle. The right to (small) farm for personal use must be protected.

3) The 30 percent open space requirement for Planned Development community regions and rural centers to allow a lesser area of "improved open space" on site, with the option of allowing a portion of the required open space off-site or by an in-lieu fee option will adversely impact the environment in the project areas.

4) The Ag opt-in choice should be granted whether they are a 'donut' or not.

5) I am against community region boundaries. Those red lines have walled in existing rural neighborhoods and the high-density land-use policy being proposed for inside community regions will adversely impact our rural lifestyle. When the 2004 General Plan drew those lines and named them community regions, the public was not aware it meant, "okay to build high-density urban."

And with that said...

6) Aligning El Dorado County's General Plan/Zoning, Housing Element, and Travel Demand Model to conform to California's "sustainable communities strategy (SCS)" which demonstrates how the region will meet its greenhouse gas reduction target through integrated land use, housing and transportation planning is a trickle down set of mandates derived from U.N. Agenda 21 and will ultimately adversely impact my constitutional freedoms. Instead of conforming, we should be pushing back. I highly recommend you contact Commissioner Richard Rothschild in Carroll County Maryland, who is saying no to 'sustainable policy,' and discuss a strategy to end this here in El Dorado County. Others have done so, and he is more than happy to help in any way he can. <http://www.richardrothschild.org/>

Thank you for this opportunity to provide public comment.

Sincerely,

Kathleen Newell



TGPA-ZOU ZOU &lt;tgpa-.ou@edcgov.us&gt;

---

(no subject)

1 me. sage

---

QUIG1995@aol.com <QUIG1995@aol.com>

Fri, Jul 6, 2012 at 1:59 PM

To: TGPA-ZOU@edcgov.us

I have reviewed the presentations that you have available online and am unable to understand the maps that are presented. I was unable to locate a "map key" to discern what the different colors represent or what areas are even targeted for change. Where can we view maps that show the existing zoning etc. of specific locations and the maps that indicate the changes.

Thank you.



---

## Fwd: Letter to Placerville Cit. Council

1 message

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Shawna Purvines <shawna.purvines@edcgov.us>

Tue, Jul 10, 2012 at 9:16 AM

To: Robert Smart <rsmart41@comcast.net>

Cc: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

Thanks Bob

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

From: Robert Smart <rsmart41@comcast.net>

Date: Thu, Jul 5, 2012 at 7:13 AM

Subject: Letter to Placerville Cit. Council

To: Shawna Purvines <shawna.purvines@edcgov.us>

Shawna, I have attached a letter I sent to the Placerville City Council addressing parks in our area. The Placerville Area Parks Master Plan addressed lands adjacent to the City and was partially financed by the County. It should be considered a source of information for the General Plan Amendment process. Bob

--

Shawna L. Purvines  
Sr. Planner  
Development Services  
El Dorado County  
Phone:(530) 621-5362  
[shawna.purvines@edcgov.us](mailto:shawna.purvines@edcgov.us)  
[www.edcgov.us](http://www.edcgov.us)

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Thank you.

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### 2 attachments



Ltr Placerville Council 7-5-12.docx  
16K



NOP CAC letter 6-21-12.doc  
39K



**Robert A. Smart, Jr.**  
4520 Lon Court  
Diamond Springs, CA 95619  
July 5, 2012

Mark Acuna, Mayor  
City of Placerville  
3101 Center Street  
Placerville, CA 95667

Dear Mayor Acuna and Members of the City Council:

El Dorado County is currently involved in a general planning effort that could be modified to address the current and future recreation impacts on the City of Placerville. The City must act quickly if your interests are to be addressed.

The Placerville Area Parks and Recreation Master Plan does an excellent job of describing the recreation impacts the City absorbs because El Dorado County has not provided adequate parks for its adjacent existing population.

[http://www.foothill.com/PlacervilleAreaParks/pdf/Park\\_and\\_Recreation\\_Master\\_Plan%20Final.pdf](http://www.foothill.com/PlacervilleAreaParks/pdf/Park_and_Recreation_Master_Plan%20Final.pdf)

El Dorado County has embarked on a general plan amendment process and currently proposes to exclude addressing recreation issues. If this preliminary determination continues, the study will not address the adverse impacts that currently exist, the cumulated impacts of new development, and potential solutions (which might include Placerville). The attached letter from the Diamond Springs-El Dorado Advisory Committee explains the committee's concerns. You will see the impacts to Placerville are a part of the committee's concerns.

El Dorado County plans to close the comment period on scope of work on July 15, 2012. Please encourage El Dorado County to address the recreation issues in the Diamond Springs-El Dorado community region that are having negative impact on the City of Placerville; these impacts will be exasperated by future development in the region unless properly mitigated.

Sincerely,

Robert A. Smart, Jr.

Attachment: 6-21-12 Letter Diamond Spring-El Dorado Community Advisory Committee  
CC: El Dorado County Supervisor Jack Sweeney  
Shawna Purvine, El Dorado County  
Diamond Springs-El Dorado Community Advisory Committee



DIAMOND SPRINGS AND EL DORADO  
COMMUNITY ADVISORY COMMITTEE  
Diamond Springs Fire Station  
501 Main Street  
Diamond Springs, CA 95916

**June 21, 2012**

---

Shawna Purvine  
County of El Dorado,  
Development Services Department, Planning Services,  
2850 Fairlane Court, Building "C,"  
Placerville, CA 95667

Subject: NOTICE OF PREPARATION for THE EL DORADO COUNTY TARGETED  
GENERAL PLAN AMENDMENT AND ZONING ORDINANCE

The Diamond Springs-El Dorado Advisory Committee takes strong exception with the implication in the NOP that the recreation issues in Diamond Springs-El Dorado Community Region (DS-El Do CR) will somehow be corrected by future individual development projects and thus will not be addressed in the Targeted General Plan Amendment And Zoning Ordinance for which the EIR is being prepared. It is irresponsible for El Dorado County to expect individual developers to assume and fix the burden of years of neglecting the recreation needs of the Diamond Springs-El Dorado residents.

The 2012 El Dorado County Parks and Trails Master Plan identifies Diamond Springs-El Dorado community region, which currently has no parks, as needing four neighborhood parks to meet the needs of the existing population. The Plan says "The need for neighborhood parks in these areas is already significant". Another quote from the Master Plan:

"In addition, the El Dorado County General Plan Housing Element identifies the need to provide affordable housing with adequate amenities and facilities, including proximity to parks. Both the General Plan Land Use and Housing Elements have designated the Diamond Springs and El Dorado areas as locations to absorb a significant portion of the County's Regional Housing Needs Allocation for moderate and below moderate incomes. These areas also have the greatest impact on overutilization of parks in the City of Placerville."

Since the General Plan was approved in 2004, numerous developments have been approved or are well into their planning phase, and there has been no progress on providing the parks the residents need. On May 1, 2012, El Dorado County approved a

circulation map for a portion of the (DS-El Do CR) that will accommodate the transportation needs of approximately 7 new subdivisions with 1,112 new lots and 85 apartments; where are the maps showing the location of the parks for the existing population and the parks for all these future residents?

The proposed General Plan Amendment and Zoning Ordinance Update should clarify the requirement for new development projects to provide and maintain improved ("turn-key") park sites to serve new residents if impact fees and/or annexation to a recreation service district/provider is not possible.

If new development is allowed to proceed without providing the parks needed to serve the new population this serious problem will be exacerbated.

The existing General Plan requires the following:

- Policy 9.2.2.2 - New development projects creating community or neighborhood parks shall provide mechanisms (e.g., homeowners associations, or benefit assessment districts) for the ongoing development, operation, and maintenance needs of these facilities if annexation to an existing parks and recreation service district/provider is not possible.
- Policy 9.2.2.5 - The County shall establish a development fee program applicable to all new development to fund park and recreation improvements and acquisition of parklands such that minimum neighborhood, community, and regional park standards are achieved. This fee is in addition to Quimby Act requirements that address parkland acquisition only. The fee will be adjusted periodically to fully fund the improvements identified in the Parks and Capital Improvement Program concurrent with development over a five-year period.

There is no Community Service District or Recreation District to serve the needs of the Diamond Springs-El Dorado Community region. For budget reasons, the County eliminated its Parks and Recreation Department and currently there is no entity addressing recreation needs for the area.

The current need for parks in the Diamond Springs-El Dorado Community Region is called "significant" in the Parks and Trails Master Plan. At a minimum, the scope of the Targeted General Plan Amendment and Zoning Ordinance needs to be expanded to address the current and future recreation needs in the Diamond Springs-El Dorado Community Region, and potentially the other underserved areas identified in the Master Plan.

*/s/ Robert A. Smart, Jr.*  
Robert A. Smart, Jr.  
Chairperson



---

**F. d: FW: DRAFT ZONING MAP/ASSESSOR'S PARCEL NUMBERS**1 me. sage

---

Shawna Purvines <shawna.purvines@edcgov.us>  
To: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

Mon, Jul 9, 2012 at 8:53 AM

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

From: Kirk Bone <kbone@parkerdevco.com>  
Date: Tue, Jul 3, 2012 at 9:31 AM  
Subject: FW: DRAFT ZONING MAP/ASSESSOR'S PARCEL NUMBERS  
To: "shawna.purvines@edcgov.us" <shawna.purvines@edcgov.us>

Here you go. Let me know if you need anything else.

-----Original Message-----

From: John Tyler [mailto:jtyler@placertitle.com]  
Sent: Monday, July 02, 2012 11:10 AM  
To: Kirk Bone  
Subject: DRAFT ZONING MAP/ASSESSOR'S PARCEL NUMBERS

Hi Kirk,

Attached please find a copy of your email and Andrea's regarding the Draft Zoning Map Comments. I have indicated the appropriate Assessor's Parcel Numbers after each, except that, for item 2 Serrano. To list each and every number assigned by the Assessor's Office will take a significant amount of time. They have assigned an APN for each portion of every road on every Assessor's Page in the development. Portion of item 11 fall into this same category. I have also included copies of the Assessor's Plat maps for he above entries.

Hope this helps,

John

John Tyler  
President-Title Operations  
Placer Title Company  
5828 Lonetree Blvd., Suite 200  
Rocklin, CA 95765  
(916) 624-8141

-----Original Message-----

From: 4119-RocklinPlant-DistGrp  
Sent: Monday, July 02, 2012 10:25 AM  
To: John Tyler  
Subject: Document from Placer Title

DEVICE NAME: 4119t3  
DEVICE MODEL: SHARP AR-M550N  
LOCATION: PTC Rocklin Plant

FILE FORMAT: PDF MMR(G4)  
RESOLUTION: 300dpi x 300dpi

Attached file is scanned image in PDF format.  
This file can be read by Adobe Acrobat Reader.  
The reader can be downloaded from the following URL:

<http://www.adobe.com/>

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--

Shawna L. Purvines  
Sr. Planner  
Development Services  
El Dorado County  
Phone: (530) 621-5362  
[shawna.purvines@edcgov.us](mailto:shawna.purvines@edcgov.us)  
[www.edcgov.us](http://www.edcgov.us)

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 AR-M550N\_20120702\_102523\_c712996d36f0.. df  
2245K

John Tyler

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**From:** Kirk Bone [kbone@parkerdevco.com]  
**Sent:** Friday, June 29, 2012 11:17 AM  
**To:** John Tyler  
**Subject:** FW: Draft Zoning Map Comments  
**Attachments:** ZONING MAP\_Draft comments.docx

Will you please give me a call this afternoon? Thanks.

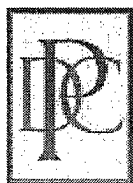
---

**From:** Andrea Howard  
**Sent:** Monday, June 18, 2012 11:53 AM  
**To:** Kirk Bone; mcook@hsmlaw.com  
**Subject:** Draft Zoning Map Comments

Mike and Kirk,

FYI, the County has released a draft of the proposed zoning map and I have assembled my comments (see attached). Let me know if you see any others.

*Andrea Howard*  
*Principal Planner*

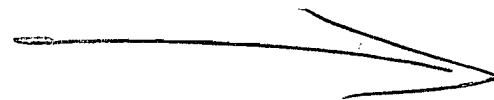


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*New APN's*



# Andrea's Comments on draft zoning map

June 18, 2012

## Reference Documents:

1. Link to General Plan Land Use Map (Figure LU-1):  
[http://co.el-dorado.ca.us/Government/Planning/Adopted\\_General\\_Plan.aspx](http://co.el-dorado.ca.us/Government/Planning/Adopted_General_Plan.aspx)
2. Link to proposed zoning map (Detail 1):  
[http://co.el-dorado.ca.us/Government/Planning/Draft\\_Zoning\\_Maps.aspx](http://co.el-dorado.ca.us/Government/Planning/Draft_Zoning_Maps.aspx)
3. Link to proposed zoning ordinance:  
[http://co.el-dorado.ca.us/Government/Planning/Zoning\\_Ordinance\\_Updates.aspx](http://co.el-dorado.ca.us/Government/Planning/Zoning_Ordinance_Updates.aspx)
4. Link to current zoning ordinance:  
[http://co.el-dorado.ca.us/Government/Planning/Zoning\\_Ordinance\\_November\\_2010.aspx](http://co.el-dorado.ca.us/Government/Planning/Zoning_Ordinance_November_2010.aspx)

## ✓ Saratoga Commercial:

120-690-04

1. Saratoga is currently assigned a split zoning designation of Planned Commercial (Chapter 17.32) - Design Control and R1. The R1 portion is inconsistent with the Commercial Land Use Designation and the draft zoning map cleans it up. The entire site is now proposed for Community Commercial-Design Review. See Table 17.22.020 for Matrix of Permitted Uses which seem to be okay to me.

## ✓ Pedregal:

120-050-01 + 05

1. The piece along EDH Boulevard has a Land Use Designation of Multi-Family Residential, but the draft zoning map shows it as R1. It needs to be assigned a Residential Multi-unit zone.

## Executive Golf Course:

121-160-03

1. The Land Use map designates the site largely as Open Space and a very small piece at the northern tip as Commercial. The draft zoning map designates it entirely Recreational Facility-High (see Table 17.25.020 for Matrix of Permitted Uses), which seems to be consistent with the current zone district of Recreational Facilities (Chapter 17.48). Are there any concerns about losing the small Commercial piece?

~~120-050-01 + 05~~

**Marble Valley:**

1. The proposed zoning map designates the MVLLC portion as Marble Valley Tentative Map (true) and the Arts Center as Recreational Facility-High, which seems appropriate. The glossary (pg 7) defines concert halls and the like as Indoor Entertainment under the Commercial Recreation use type, which is a permitted use under the RFH zone.

087-200-74, 119-220-56+57  
119-230-13 THRU 19

**Serrano:**

1. The D2 park is proposed for OS zoning; should be R1. = 121-120-20
2. Some of the roads in Villages D1, B and H-I-L are proposed OS with a red hash mark that I can't define. Should be R1. *121-140-64, 121-320-45 - CASE FOR EVERY ASSESS PAGE*
3. All school sites are proposed for R1 except that Silva Valley School is a green designation for some sort of Ag or Residential Estate (too many shades of green to know for sure). Should be R1. *121-210-07, 121-190, 22, 25, 47  
122-070-35+37*
4. The Village Green is assigned Community Commercial and at first blush it may seem like Limited Commercial would be a better fit for the Specific Plan uses. However, medical offices are not permitted in Limited Commercial (and we currently have a dentist on site), so I think Community Commercial is appropriate. The Specific Plan designation was simply C-Commercial. The map still shows the PD overlay which will direct staff to the Specific Plan for consistency. *121-210-17, 20, 21, 26-33, 35-37, 40+41*
5. The Village C water tank is proposed for split zoning of OS and R1. Should be all OS like the Rolling Hills tank. *122-180-20+122-210-43*
6. Change the proposed R1 zone to OS for open spaces in Villages D2, E, F, G, J4, I-FGH, I-A. *D-2 = 121-120-14+22, 121-320-42*
7. The Major Road designation along Serrano Parkway should extend all the way to Bass Lake Road. Same goes for Bass Lake to Highway 50 and Silva Valley from Serrano Parkway to Highway 50. *SEE 122-600-10*
8. The 8<sup>th</sup> fairway of the Serrano Country Club golf course (between Villages I and K) is proposed for OS zoning when the rest of the golf course site is R1. R1 is correct to match with the zoning exhibit in the Specific Plan. *123-230-75*
9. Villages J5/J6 Residential and J7 is proposed for Commercial Zoning consistent with the old 45-acre designation. It should be changed to R1. Roughly 17 acres of Commercial remain in Village J5. *123-040-05-11*

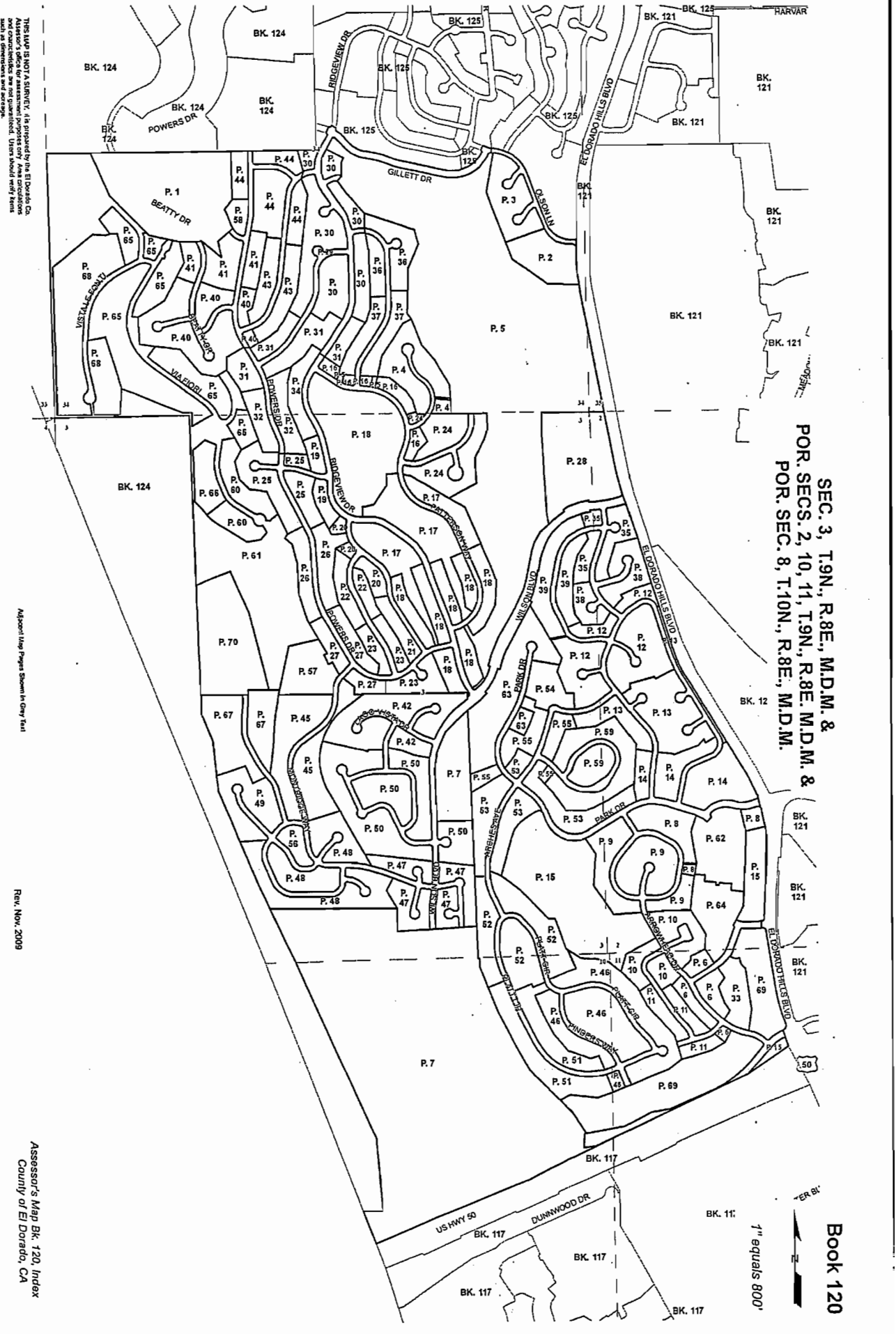


↗ = 123-820-10

→ = 123-260-06 & 07

10. Village M3 and M4 should be R20k (not R1) to be consistent with our TM approvals. M3 needs the PD overlay too.

✓ 11. Open space: should it have the PD overlay since it's in a Specific Plan area?



SEC. 3, T.9N., R.8E., M.D.M. &  
 POR. SECS. 2, 10, 11, T.9N., R.8E. M.D.M. &  
 POR. SEC. 8, T.10N., R.8E., M.D.M.

Book 120

1" equals 800'

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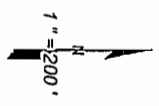
Adjacent Map Pages Shown in Grey Tone

Rev. Nov. 2009

Assessor's Map Bk. 120, Index  
 County of El Dorado, CA

POR. SECS. 2, 3, 10 & 11, T.9N., R.8E., M.D.M.

120:69



Acreages Are Estimates

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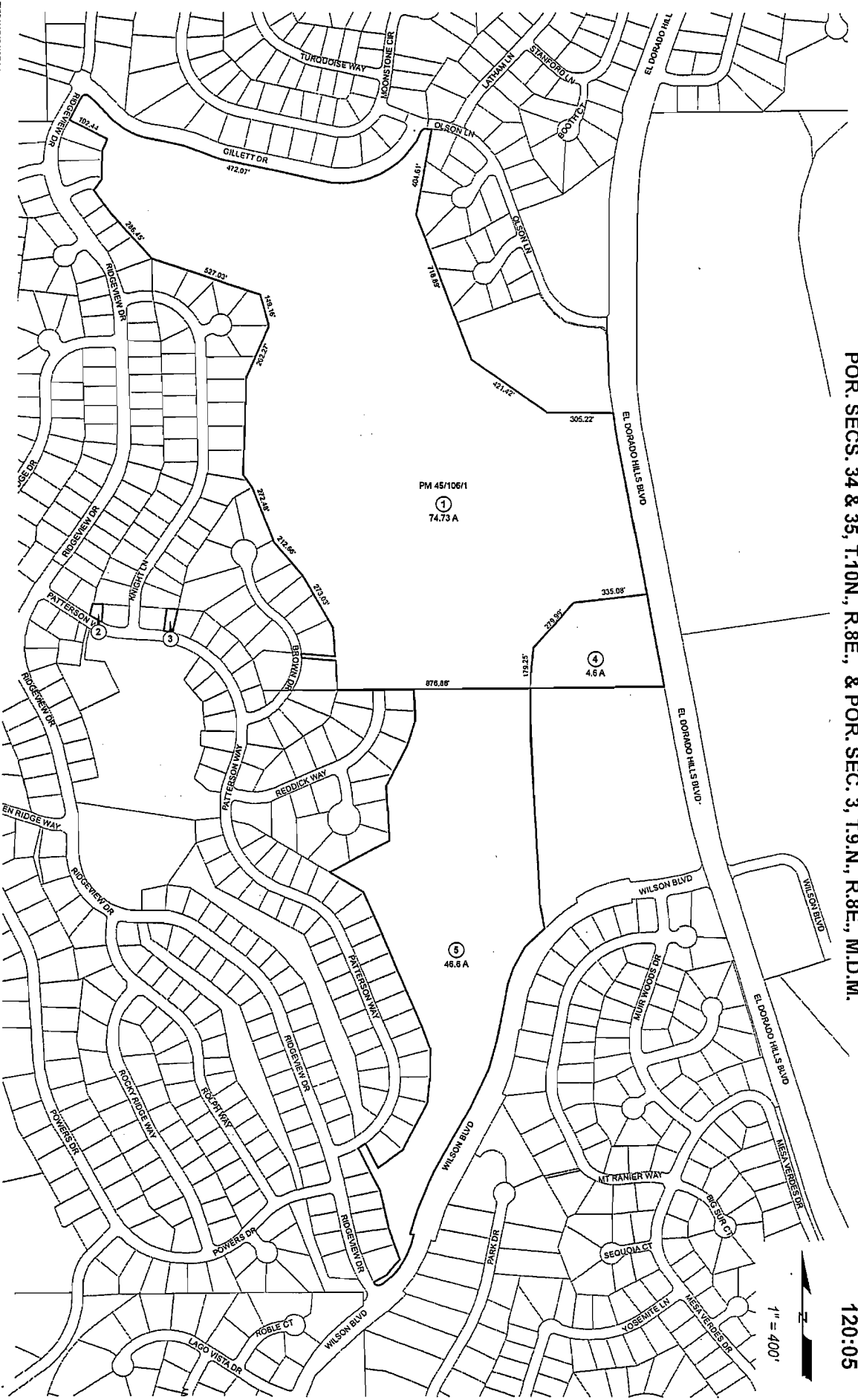
Adjacent Map Pages Show: Only Those Assessor's Maps of the Same Area. Assessor's Parcel Numbers Shown in Circles

Rev. March 1, 2010

Assessor's Map Bk. 120, Pg. 69  
County of El Dorado, CA

POR. SECS. 34 & 35, T.10N., R.8E., & POR. SEC. 3, T.9.N., R.8E., M.D.M.

120:05



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Acreages Are Estimates

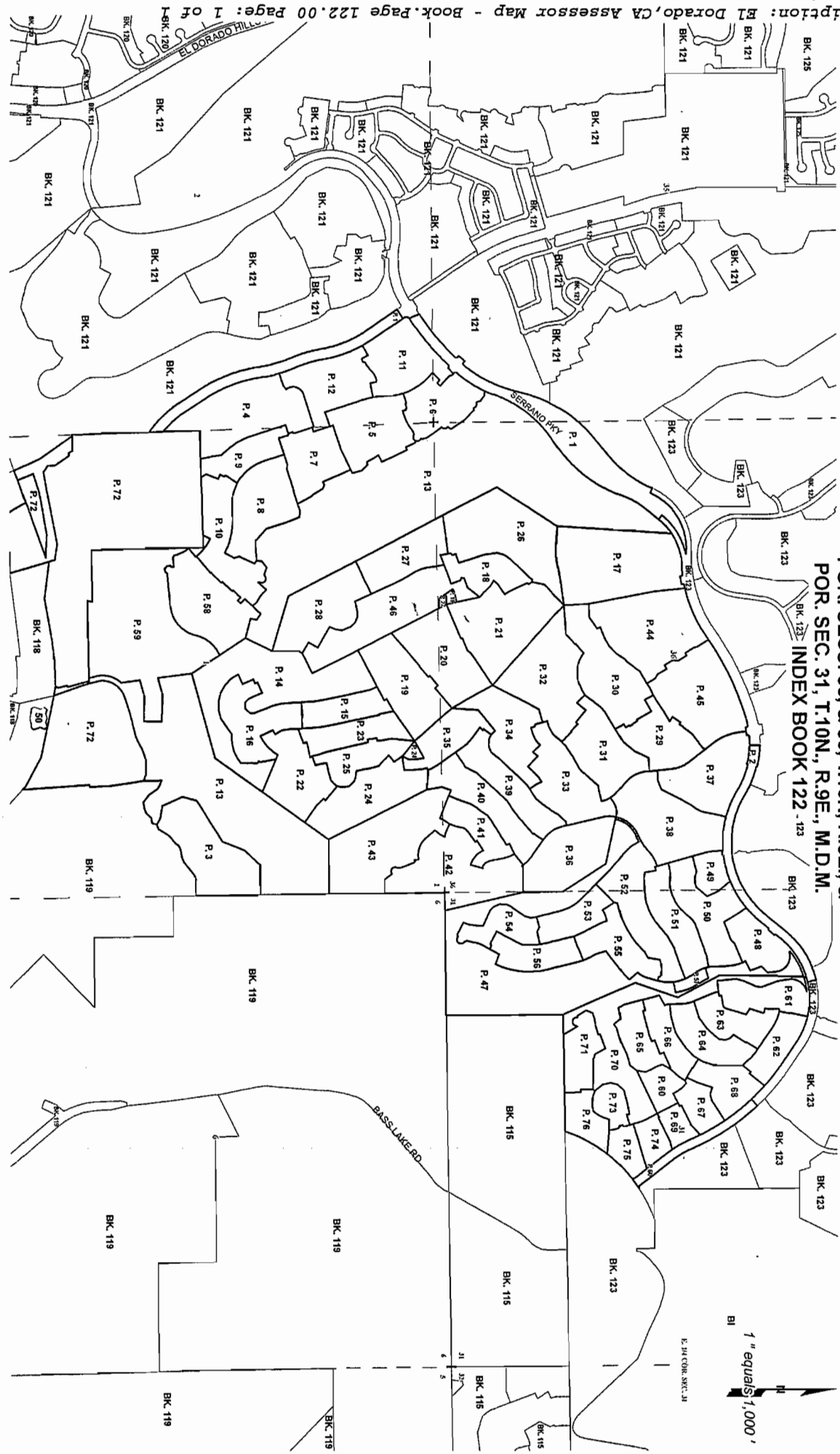
Adjacent Map Page, Shown in Gray. This Assessor's Book Number Shown in Blue. Assessor's Parcel Number Shown in Green.

Rev. July 12, 2008

Assessor's Map Bk. 120 - Pg. 05  
County of El Dorado, CA

POR. SEC. 1, T.9N., R.8E., &  
POR. SECS. 35, & 36, T.10N, R.8E., &  
POR. SEC. 31, T.10N., R.9E., M.D.M.  
INDEX BOOK 122 - 123

Book 122



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Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text

Rev. June 12, 2006

Assessor's Map Bk. 122, Index  
County of El Dorado, CA

POR. SECS. 25, 26, 35 & 36, T.10N., R.8E., & SECS. 1 & 2, T.9N., R.8E., M.D.M. EL DORADO HILLS SPECIFIC PLAN UNIT NO. 1 H - 78

122:01

1" equals 500'



Acreages Are Estimates

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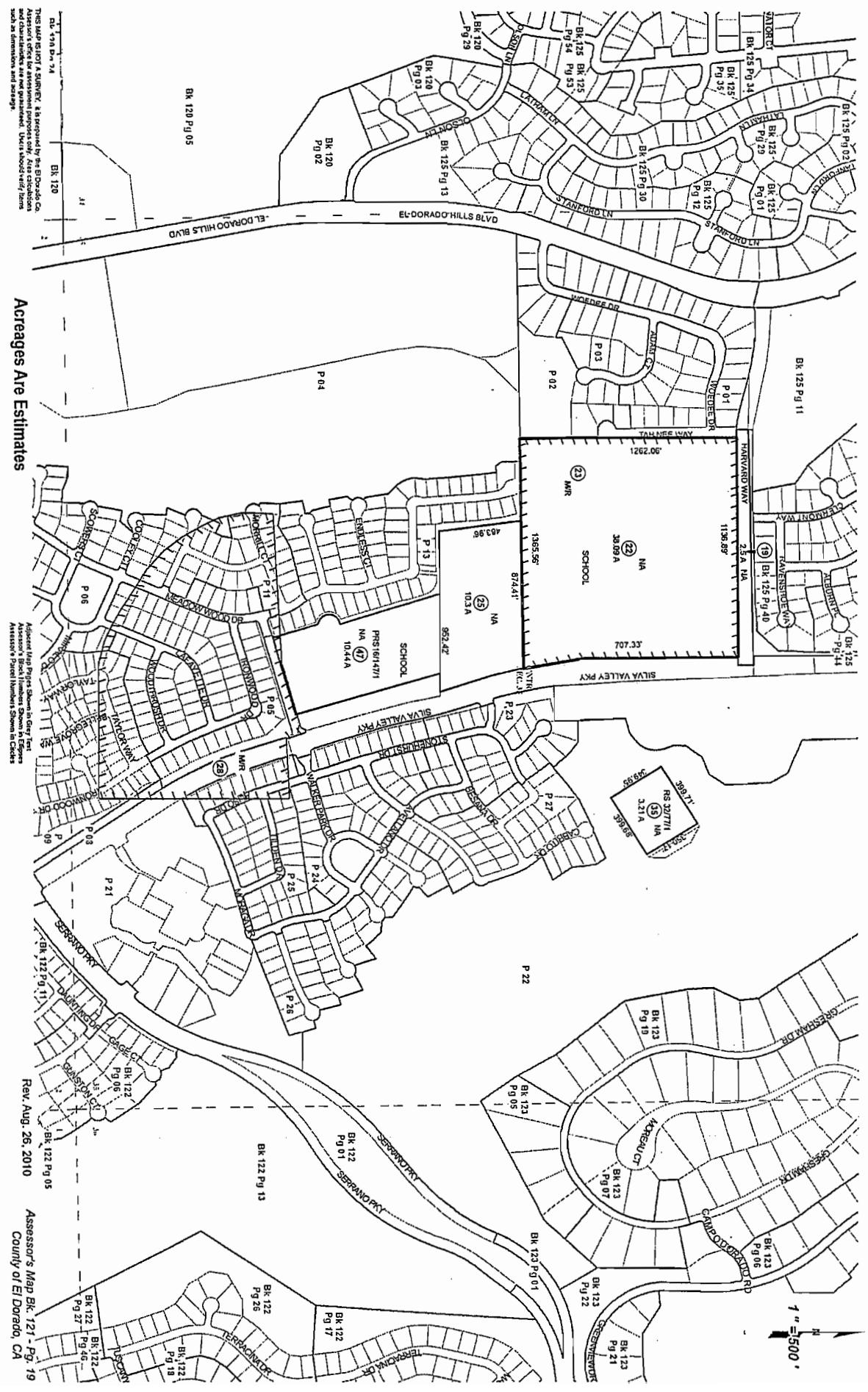
Adjacent Maps: Pages 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Rev. July 12, 2008

Assessor's Map Bk. 122 - Pg. 01 County of El Dorado, CA

POR. SECS. 26 & 35, T.10N, R.3E., M.D.M.

121:19



Acres are Estimates

Adjacent Map Pages Shown in Grey Tone  
Assessor's Parcel Numbers Shown in Circles

Rev. Aug. 26, 2010

Assessor's Map Bk. 121 - Pg. 19  
County of El Dorado, CA

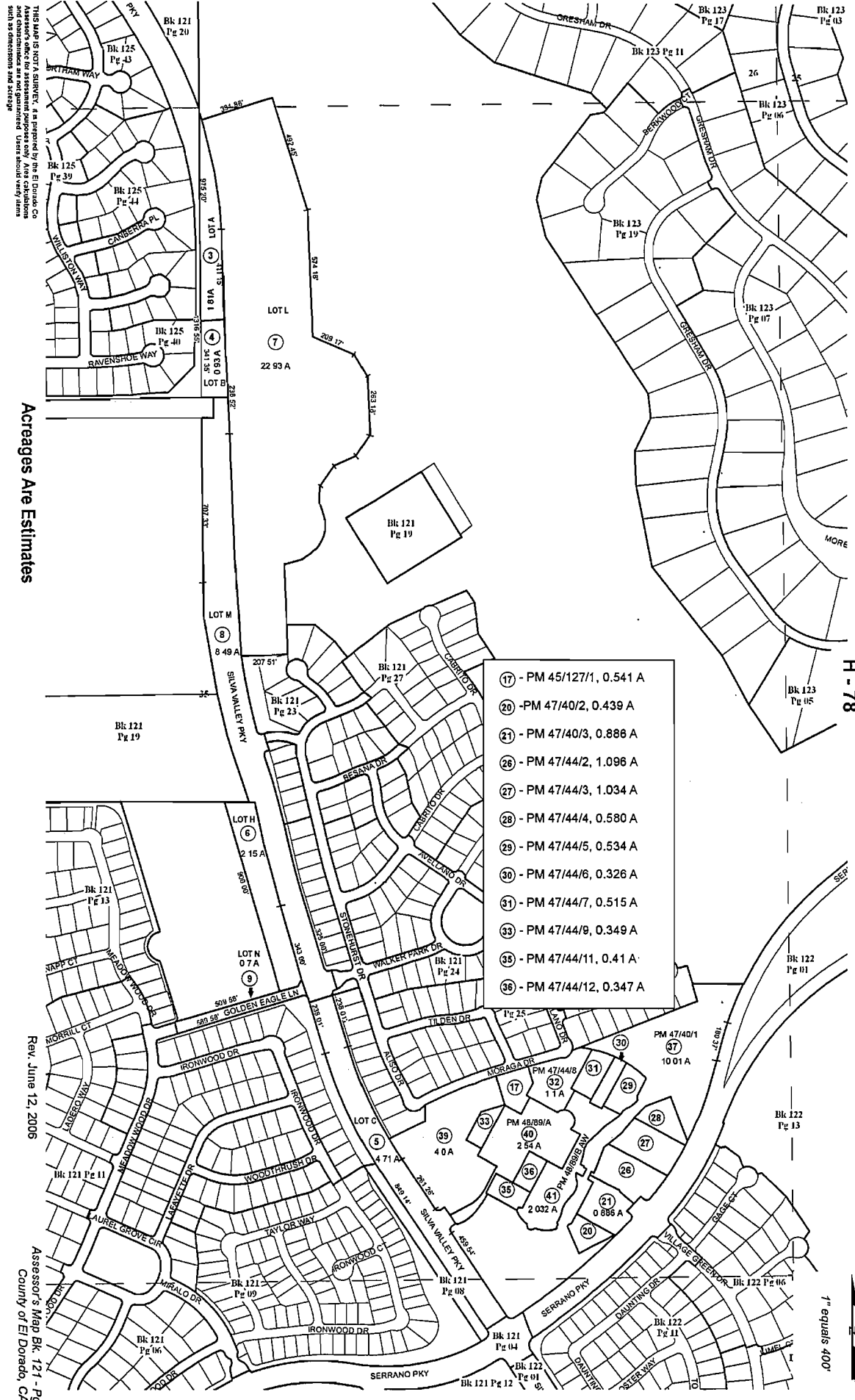
THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's Office for assessment purposes only. Any conditions such as dimensions and bearings.

POR. SECS. 25, 26, 35, & 36, T.10N., R.8E., & SECS 1 & 2, T.9N., R.8., M.D.M.  
 EL DORADO HILLS SPECIFIC PLAN UNIT NO. 1

H - 78

121:21

1" equals 400'



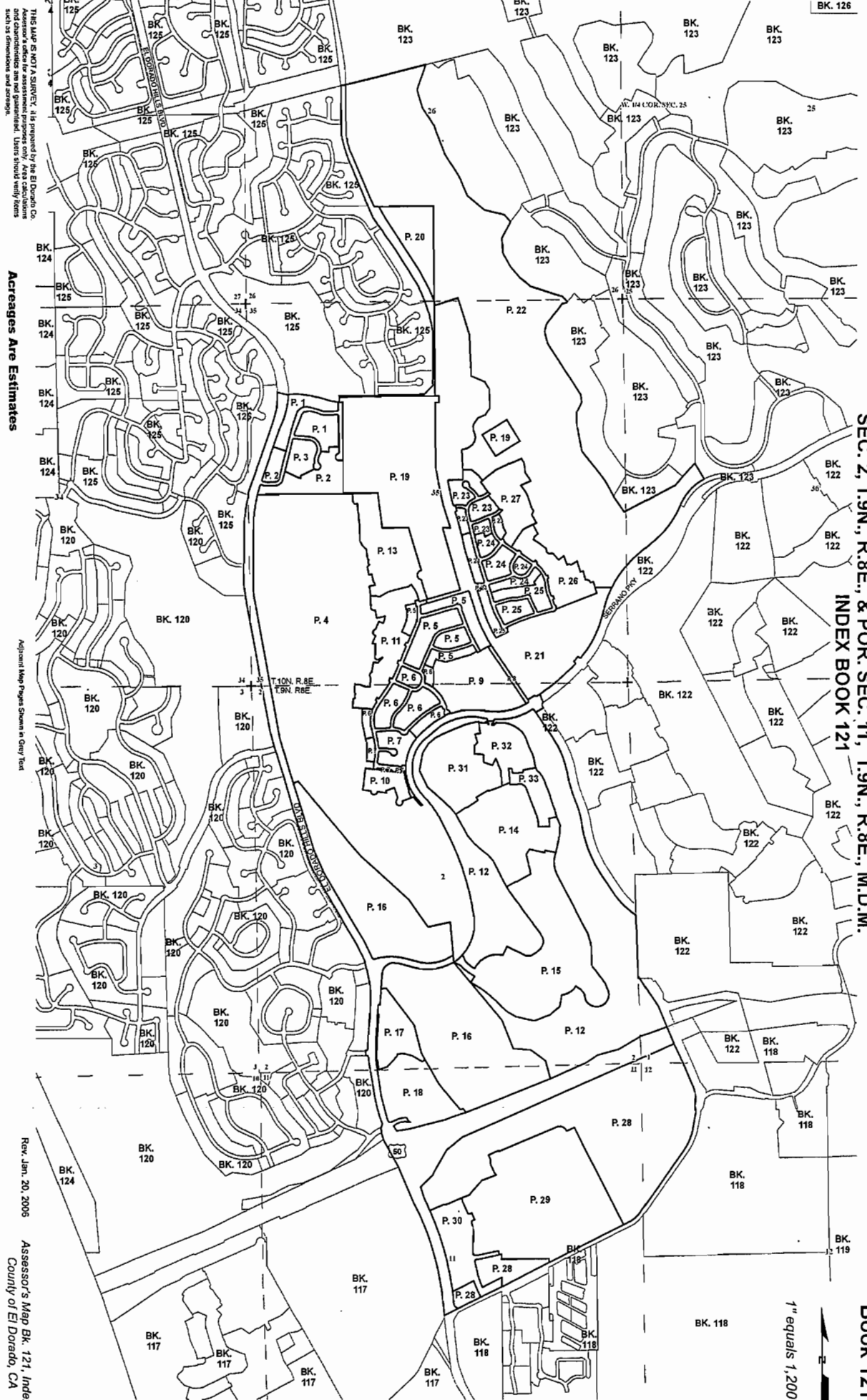
Acreages Are Estimates

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Rev. June 12, 2006

Assessor's Map Bk 121 - Pg. 21  
 County of El Dorado, CA





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Acreages Are Estimates

Adjacent Map Pages Shown in Gray Tone

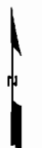
Rev. Jan. 20, 2005

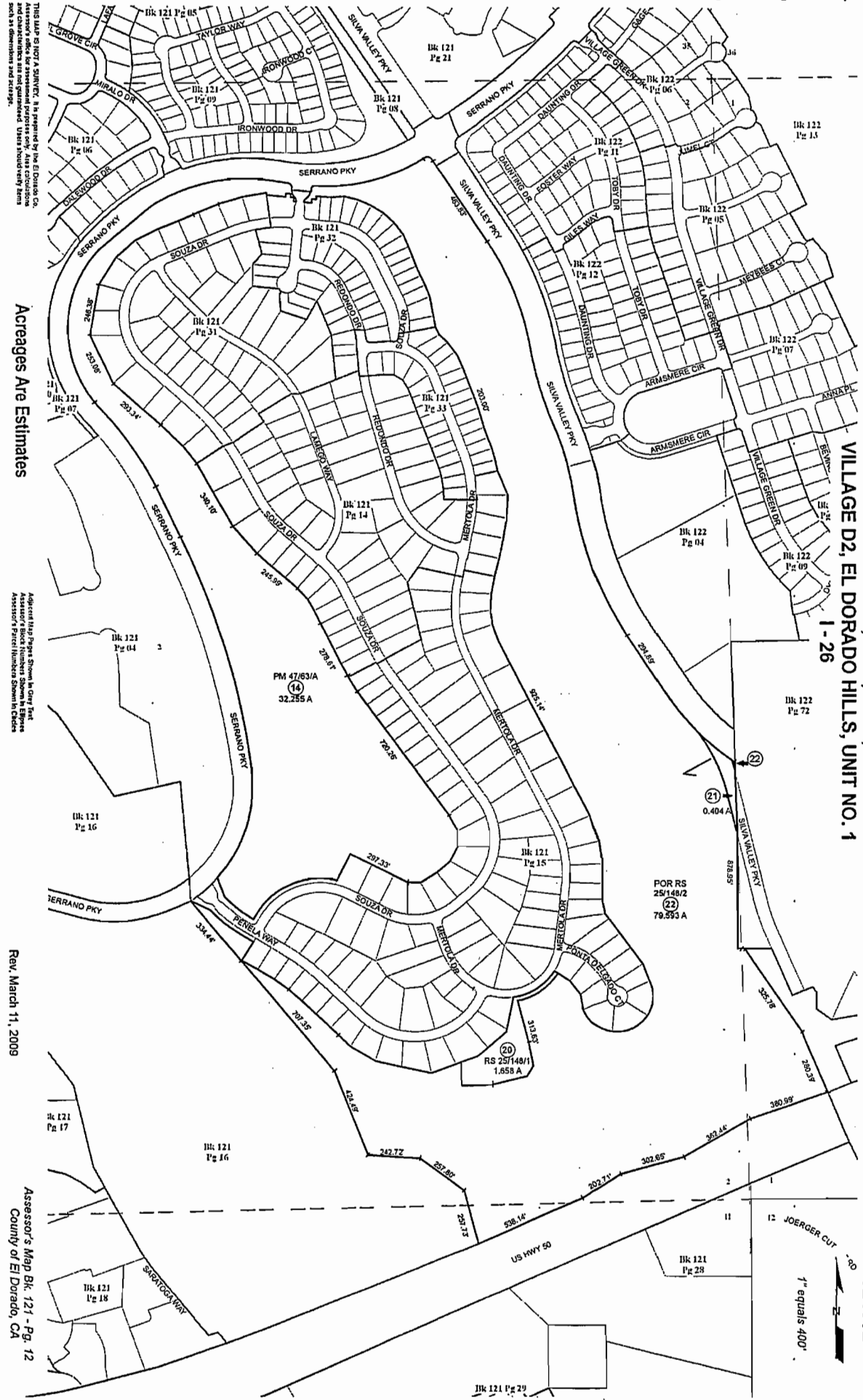
Assessor's Map Bk. 121, Index  
County of El Dorado, CA

POR. SEC. 26, T.10N, R.8E., & SEC. 35, T.10N, R.8E., &  
SEC. 2, T.9N, R.8E., & POR. SEC. 11, T.9N, R.8E., M.D.M.  
INDEX BOOK 121

Book 121

1" equals 1,200'





**POR SECS. 1 & 2, T9N., R8E., M.D.M.  
VILLAGE D2, EL DORADO HILLS, UNIT NO. 1  
1 - 26**

121:12

1" equals 400'

**Acreages Are Estimates**

Adjacent Map Pages Shown in Gray Tone  
Assessor's Block Numbers Shown in Red  
Assessor's Parcel Numbers Shown in Black

Rev. March 11, 2009

Assessor's Map Bk 121 - Pg. 12  
County of El Dorado, CA

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IR 121 Pg 31

POR. SEC. 2, T.9N., R.8E., M.D.M.  
SERRANO - EL DORADO HILLS VILLAGE D2 UNIT NO. 2  
I - 76



Acreages Are Estimates

Adjacent Map Pages Shows in Gray Text  
Assessor's Block Numbers Show in Blue  
Assessor's Parcel Numbers Show in Green

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IR 122 Pg 01

121:33

1" equals 100'

SILVA VALLEY PKY

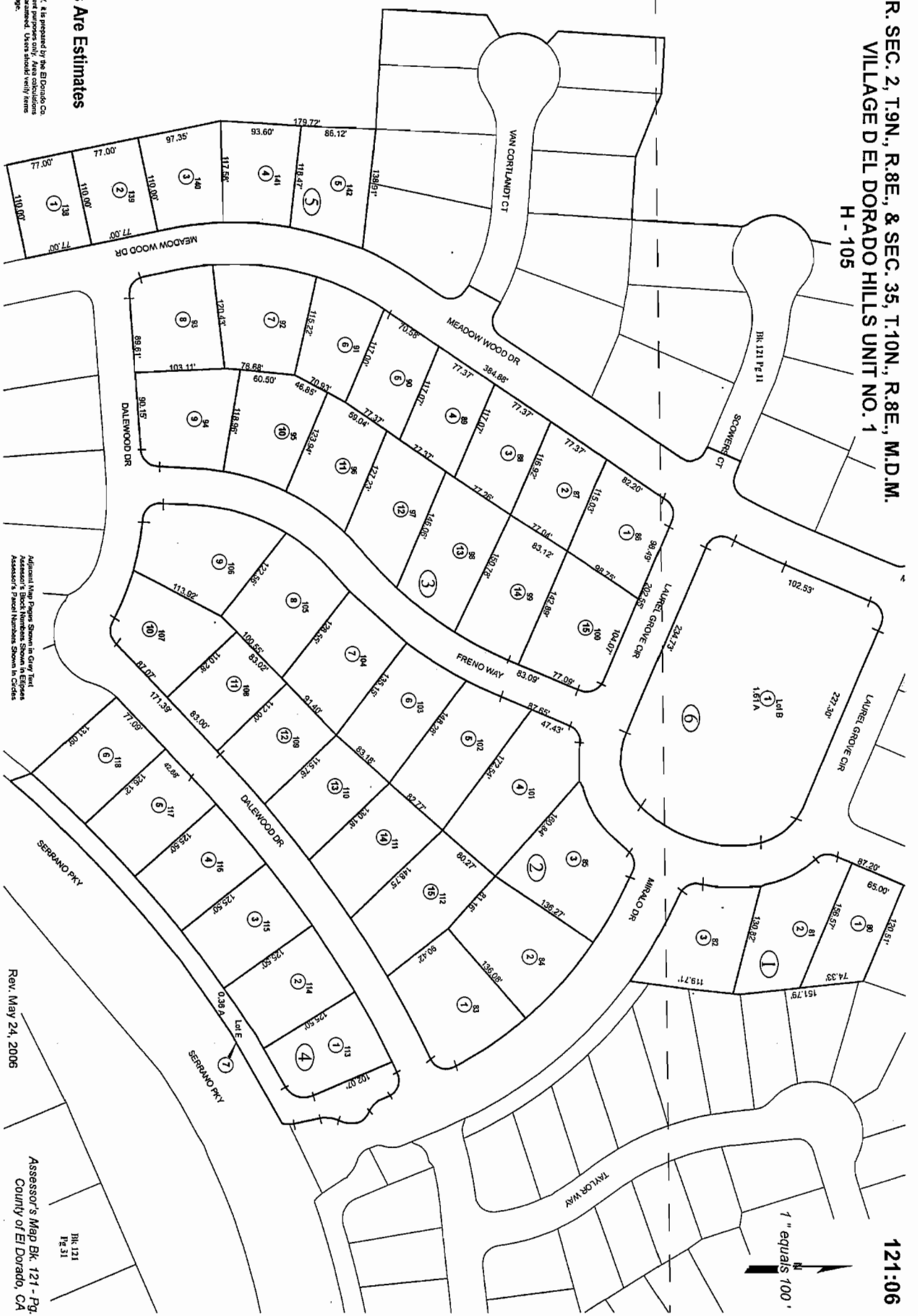
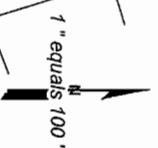
IR 121 Pg 12

Rev. July 12, 2006

Assessor's Map Bk. 121 - Pg. 33  
County of El Dorado, CA

POR. SEC. 2, T.9N., R.8E., & SEC. 35, T.10N., R.8E., M.D.M.  
 VILLAGE D EL DORADO HILLS UNIT NO. 1  
 H - 105

121-06



**Acreages Are Estimates**

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Adjacent Home Page Shows In Gray Text  
 Assessor's Block Numbers Shown in Ellipses  
 Assessor's Parcel Numbers Shown in Circles

Rev. May 24, 2006

Assessor's Map Bk. 121 - Pg. 06  
 County of El Dorado, CA

POR. SEC. 2, T.9N., R.8E., & SEC. 35, T.10N., R.8E., M.D.M.  
SERRANO - EL DORADO HILLS  
LOT A - VILLAGE D1  
H - 130

1" equals 100'



Acreages Are Estimates

Adjacent Map Pages Shown In Gray Tone  
Assessor's Parcel Numbers Shown In Circles  
Assessor's Section Numbers Shown In Squares

Rev. July 12, 2008

Assessor's Map Bk. 121 - Pg. 09  
County of El Dorado, CA

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POR. SEC. 2, T.9N., R.8E., & SEC. 35, T.10N., R.8E., M.D.M.

VILLAGE D EL DORADO HILLS UNIT NO. 1

H - 105

121:05



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Adjacent Lot Paper Shows In Gray Text  
 Assessor's Block Numbers Shown in Dotted  
 Assessor's Parcel Numbers Shown in Circles

Rev. June 12, 2006

Assessor's Map Blk. 121 - Pg. 05  
 County of El Dorado, CA

POR. SEC. 2, T.9N., R.8E., & SEC. 35, T.10N., R.8E., M.D.M.  
 VILLAGE D EL DORADO HILLS UNIT NO. 1  
 H - 105



Acreages Are Estimates

Special Map Paper Shows in Gray that Assessor's Block Numbers Shown in Ellipses and Parcel Numbers Shown in Circles

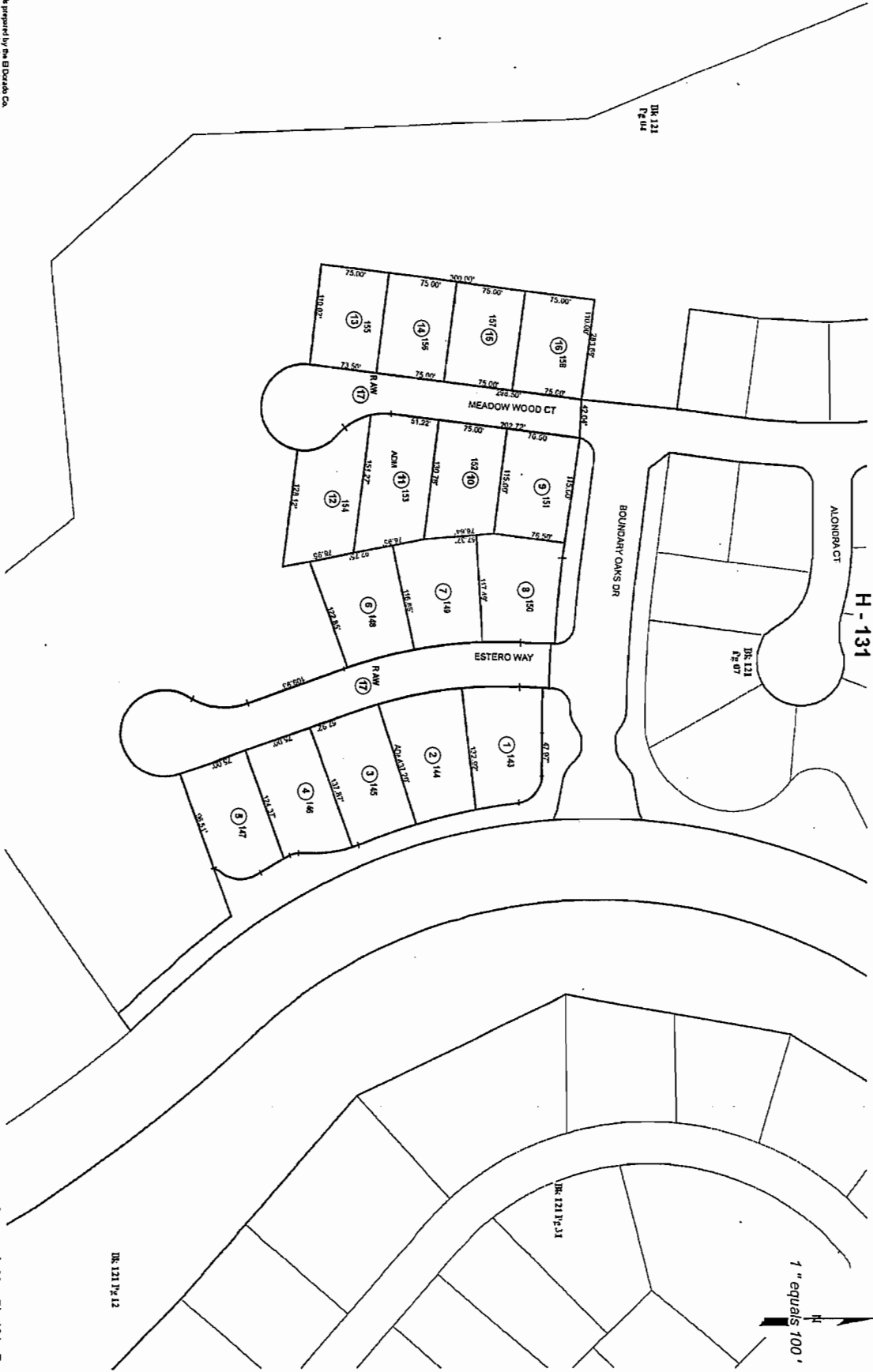
Rev. July 12, 2006

Assessor's Map Bk. 121 - Pg. 07  
 County of El Dorado, CA

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POR. NW 1/4 SEC. 2, T.9N., R.8E., M.D.M.  
VILLAGE D EL DORADO UNIT NO. 3  
H - 131

121:10



Acreages Are Estimates

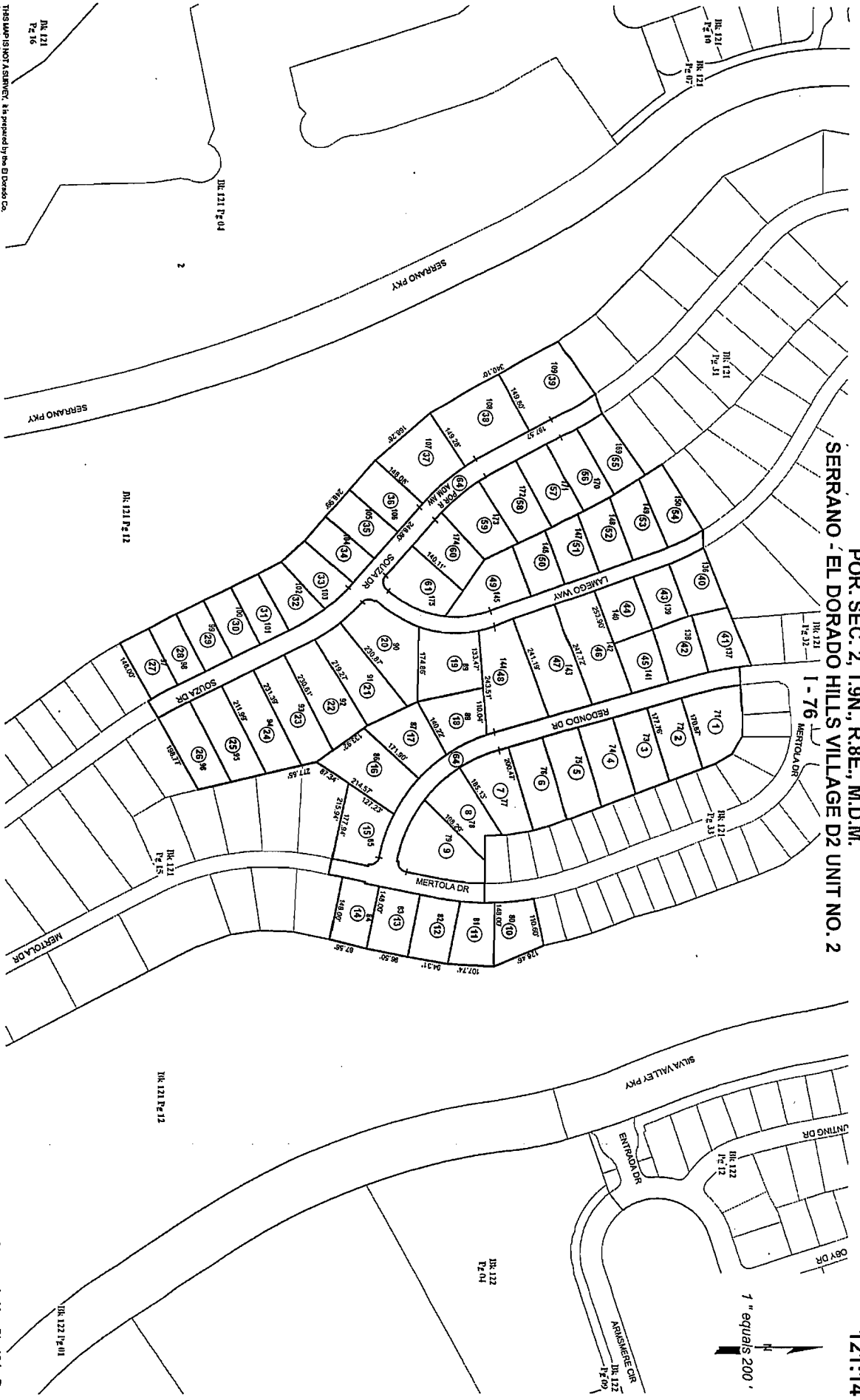
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Rev. July 12, 2006

Assessor's Map Bk. 121 - Pg. 10  
County of El Dorado, CA

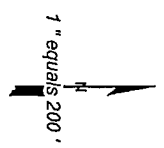


POR. SEC. 2, T.9N., R.8E., M.D.M.  
SERRANO - EL DORADO HILLS VILLAGE D2 UNIT NO. 2

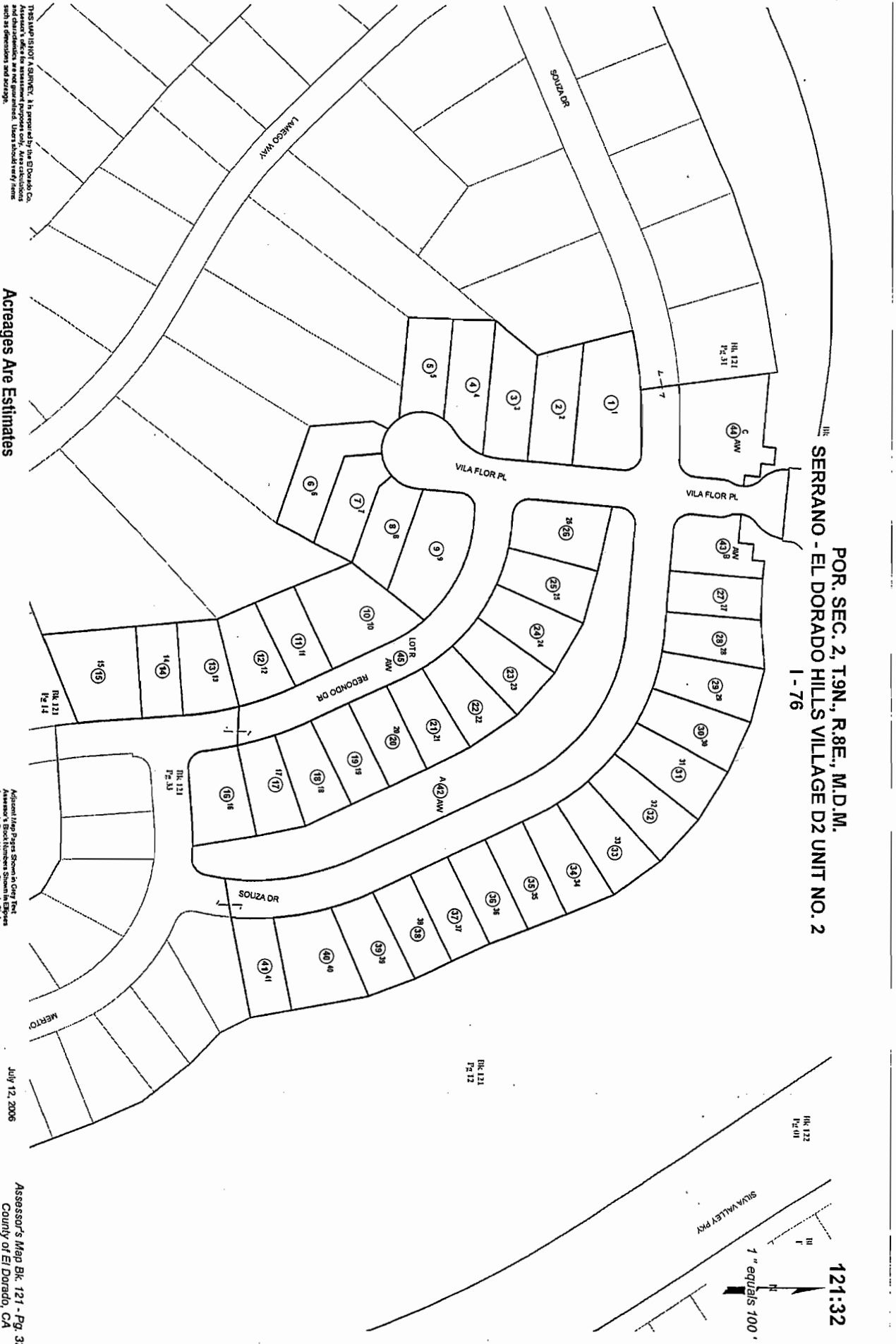


Acreages Are Estimates

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121:14



Acreages Are Estimates

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Adjacent Map Pages Shown in Gray. This Assessor's Book Numbers Shown in Blue. Assessor's Parcel Numbers Shown in Orange.

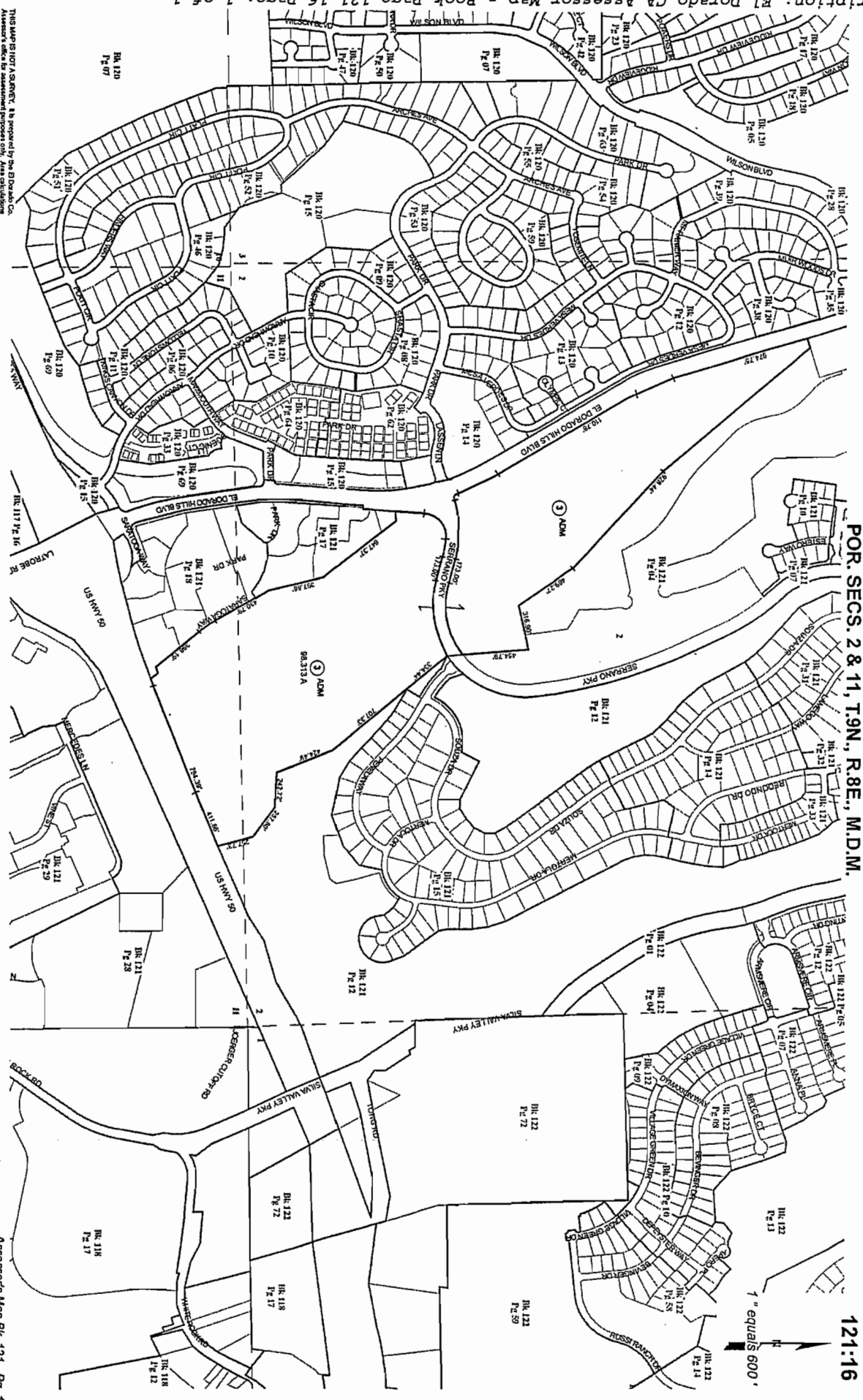
July 12, 2006

Assessor's Map Bk. 121 - Pg. 32  
County of El Dorado, CA

121:32

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Acreages Are Estimates



POR. SECS. 2 & 11, T.9N., R.8E., M.D.M.

121:16

1" equals 600'

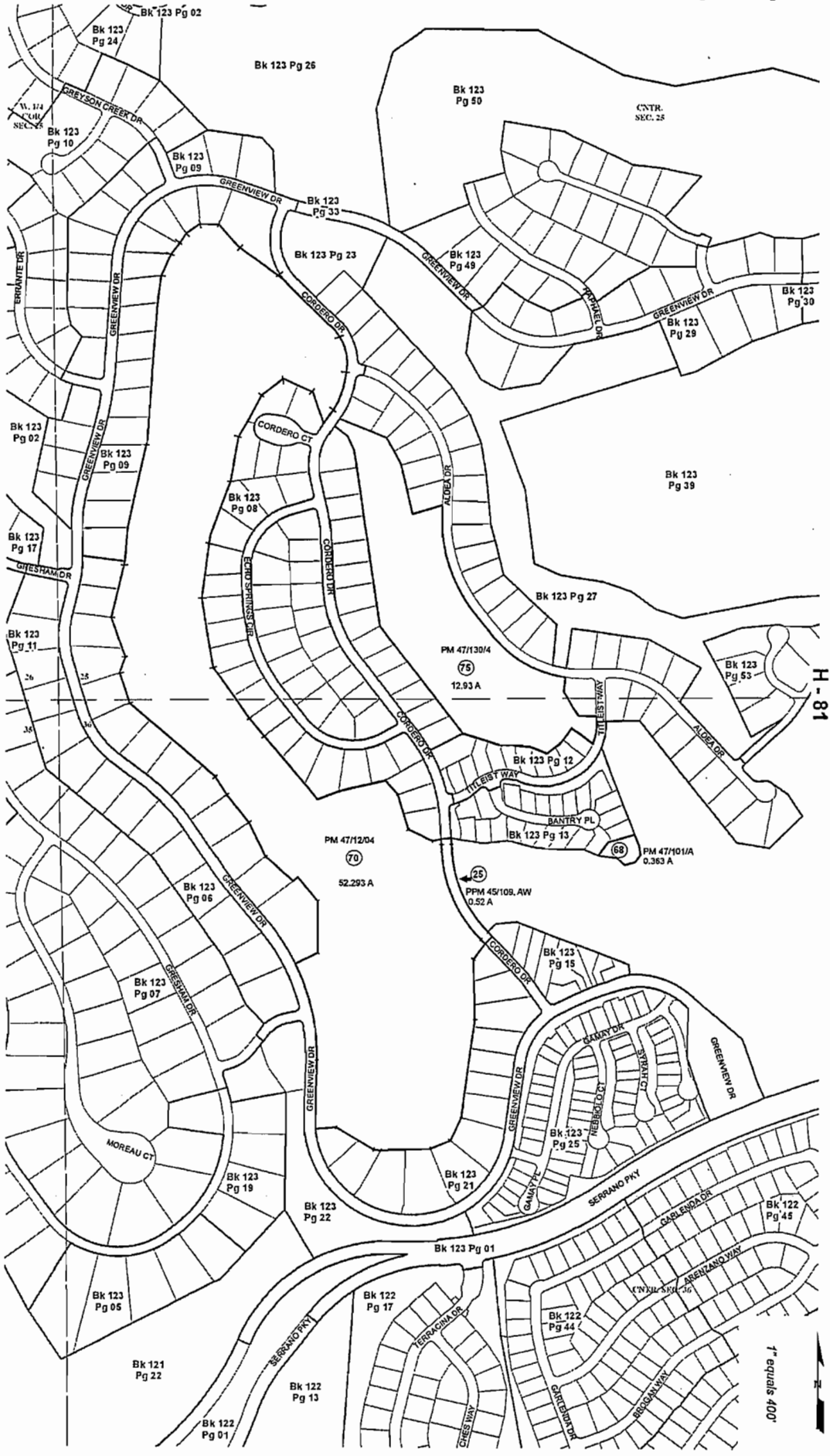
Rev. July 12, 2006

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County of El Dorado, CA

POR. SEC. 25 & 36, T.10N., R.8E., & SEC. 31, T.10N., R.9E., M.D.M.  
EL DORADO HILLS SPECIFIC PLAN UNIT NO. 2

H - 81

123:03



Acreages Are Estimates

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Rev. July 12, 2006

Assessor's Map Bk. 123 - Pg. 03  
County of El Dorado, CA

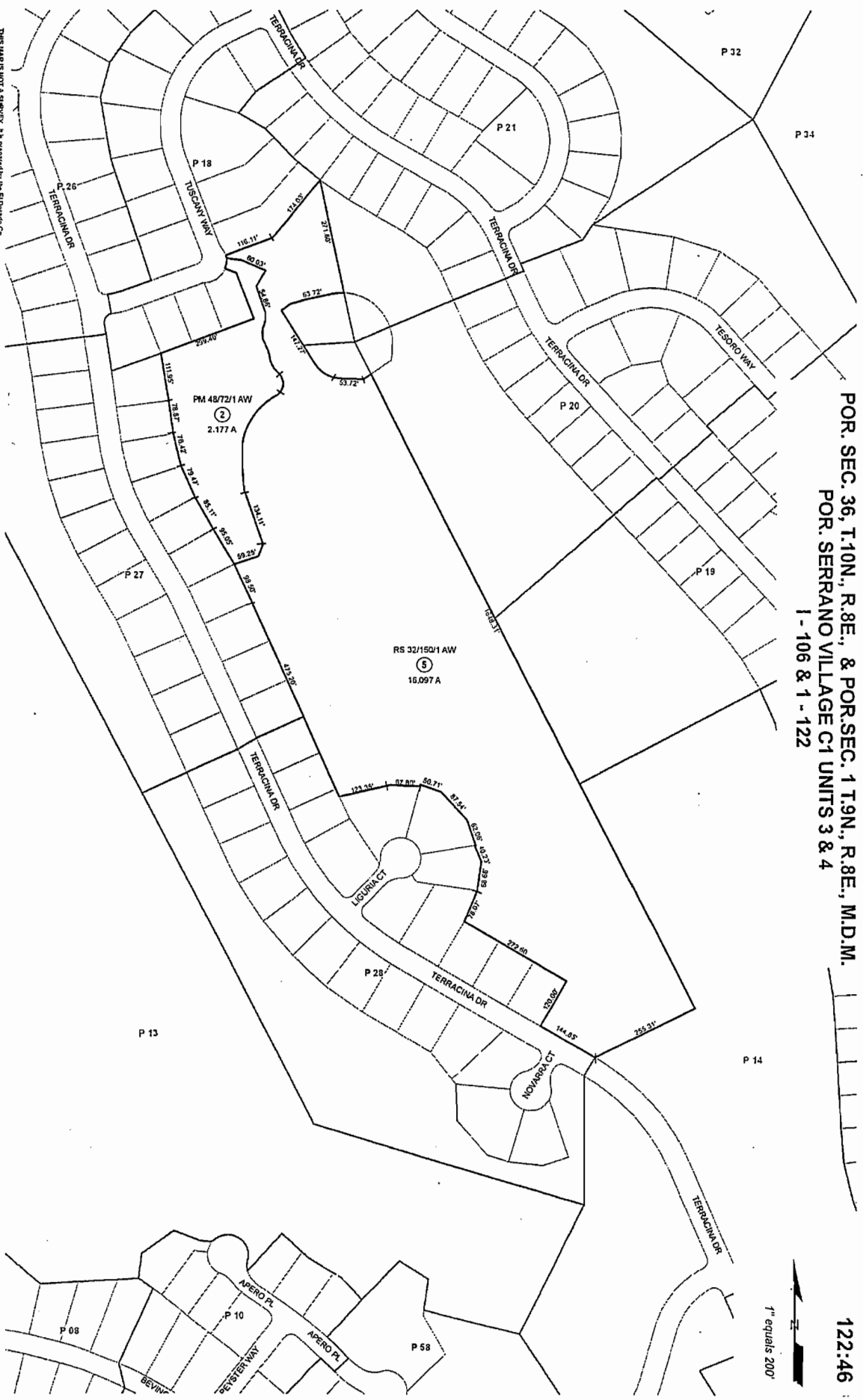
Assessor's Map Bk. 123 - Pg. 03  
County of El Dorado, CA



POR. SEC. 36, T.10N., R.8E., & POR. SEC. 1 T.9N., R.8E., M.D.M.  
POR. SERRANO VILLAGE C1 UNITS 3 & 4  
1 - 106 & 1 - 122

122.46

1" equals 200'



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Acreages Are Estimates

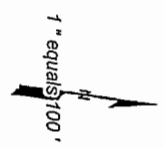
Adjacent Map Pages shown in Gray. Unit and Parcel Numbers Shown in Circle.

Rev. Aug. 15, 2011

Assessor's Map Bk. 122 - Pg. 46  
County of El Dorado, CA

POR, SW 1/4 SEC. 36, T.10N., R.8E., M.D.M.  
SERRANO VILLAGE C1 UNIT 3  
I - 106

122:18



Acreages Are Estimates

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Adjacent Maps Page Shows in Grey Text  
Assessor's Parcel Numbers Shown in Circle

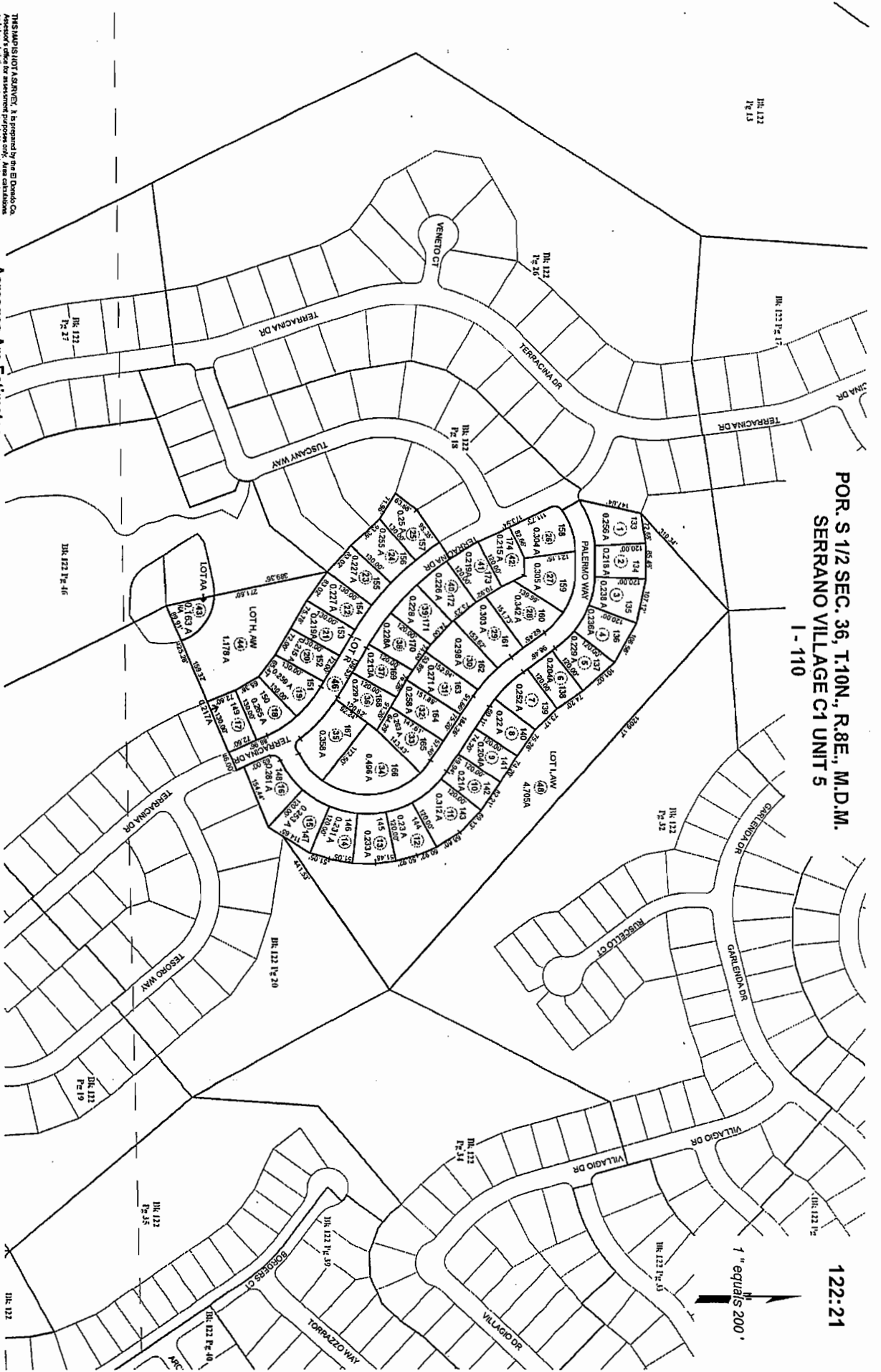
Rev. July 12, 2006

Assessor's Map Bk. 122 - Pg. 18  
County of El Dorado, CA

POR. S 1/2 SEC. 36, T.10N., R.8E., M.D.M.  
SERRANO VILLAGE C1 UNIT 5  
I - 110

122:21

1" equals 200'



Acreages Are Estimates

Additional Maping Points Shown in Gray. Road Assessor's Parcel Numbers Shown in Black.

Rev. Jan 2, 2007

Assessor's Map Bk. 122 - Pg. 21  
County of El Dorado, CA

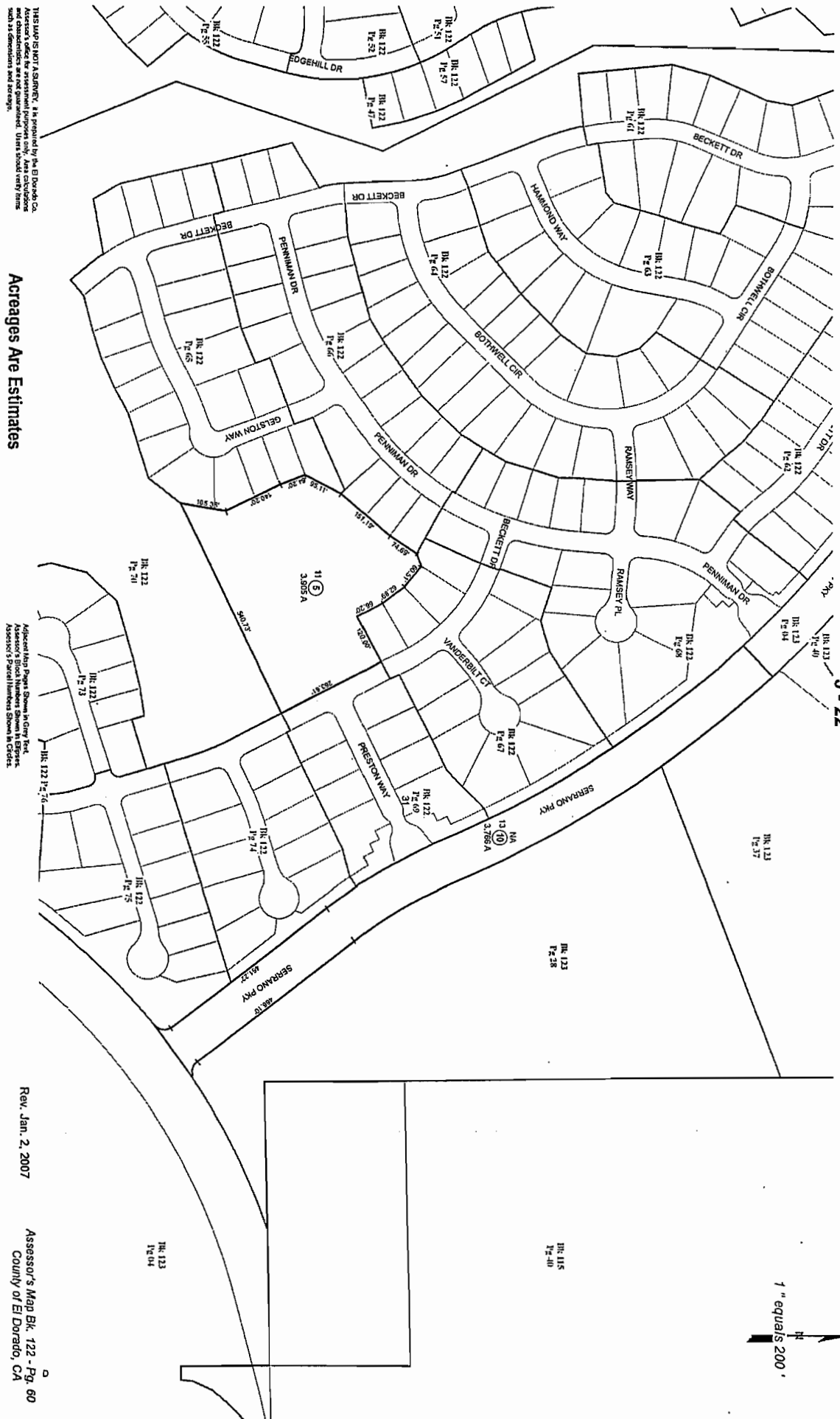
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POR. SEC. 31, T.10N., R.9E., M.D.M.  
SERRANO VILLAGE G  
J - 22

122:60

1" equals 200'



Acreages Are Estimates

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Adjacent Map Pages Shown in Gray Text.  
Assessor's Block Numbers Shown in Black.  
Assessor's Tract Numbers Shown in Gray.

Rev. Jan. 2, 2007

Assessor's Map Bk. 122 - Pg. 60  
County of El Dorado, CA





POR. SECS. 5 THRU 9, T.9N., R.9E., M.D.M.

119:02

1" = 1,200'



Acreages Are Estimates

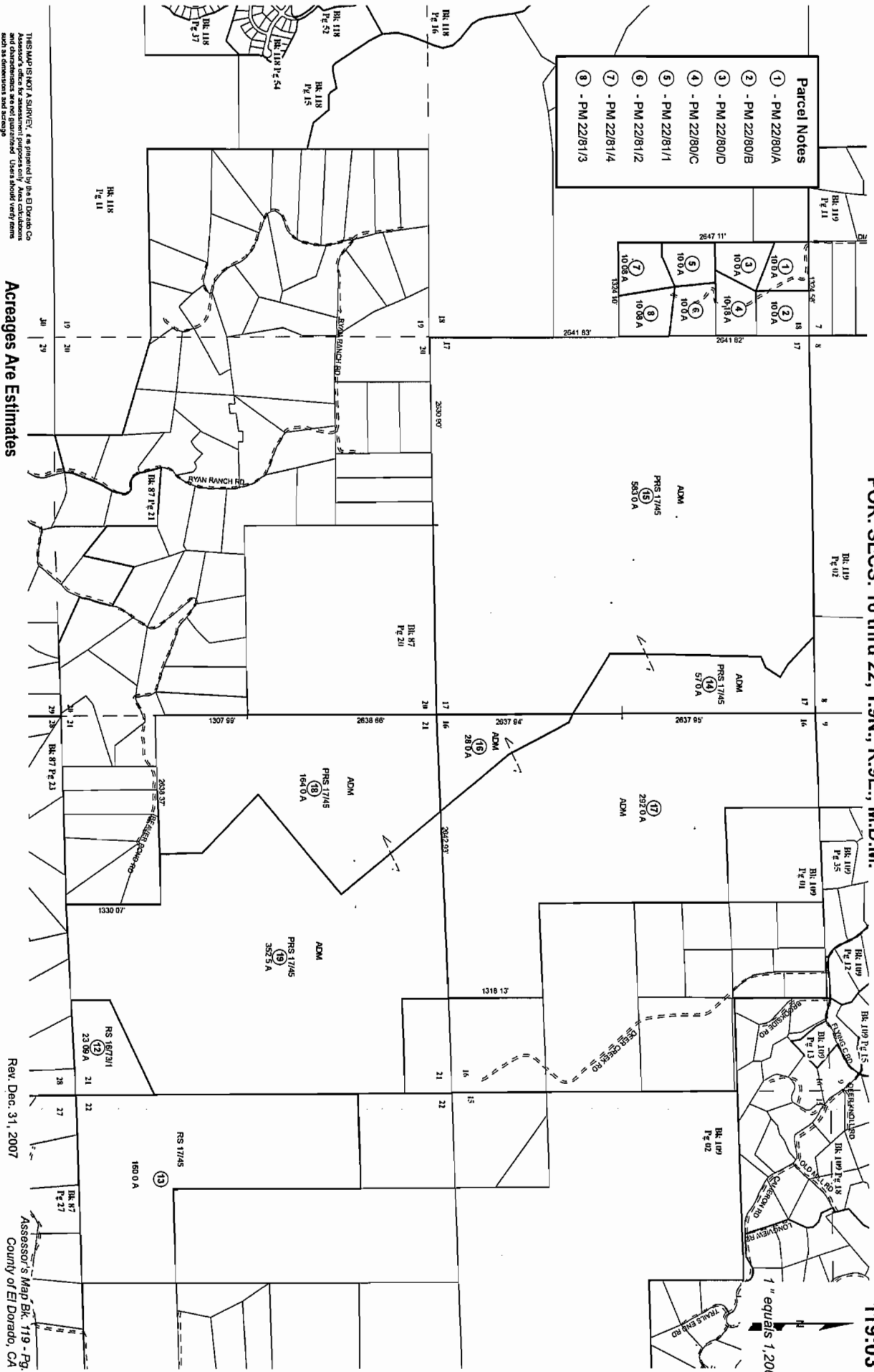
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Adjacent Map Pages Shown in Grey. Text Assessor's Block Numbers Shown in Ellipse Assessor's Tract Numbers Shown in Circle

Rev. July 27, 2011

Assessor's Map Bk. 119 - Pg. 02  
County of El Dorado, CA

- Parcel Notes**
- ① - PM 22/80/A
  - ② - PM 22/80/B
  - ③ - PM 22/80/D
  - ④ - PM 22/80/C
  - ⑤ - PM 22/81/1
  - ⑥ - PM 22/81/2
  - ⑦ - PM 22/81/4
  - ⑧ - PM 22/81/3



THIS MAP IS NOT A SURVEY, it is prepared by the El Dorado Co. Assessor's Office for the purpose of showing the location and boundaries of parcels as shown on the Assessor's Map and Subdivisions are not guaranteed. Users should verify items such as dimensions and acreage.

**Acreages Are Estimates**

Rev. Dec. 31, 2007

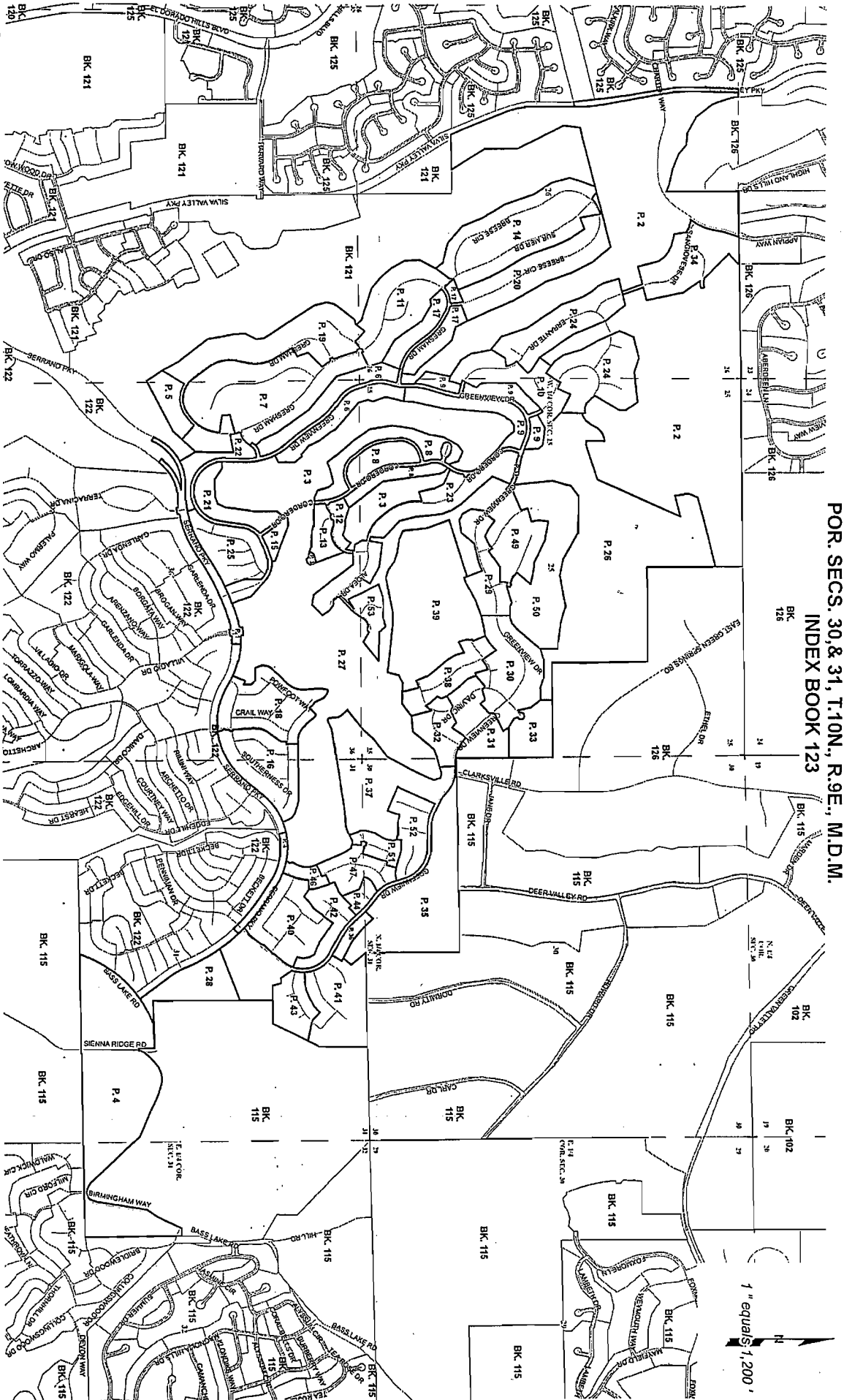
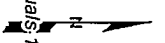
Assessor's Map Bk. 119 - Pg. 03  
County of El Dorado, CA

POR. SECS. 25, 26, 35, & 36, T.10N, R.8E., &  
 POR. SECS. 30, & 31, T.10N., R.9E., M.D.M.

INDEX BOOK 123

Book 123

1" equals 1,200'



Acreages Are Estimates

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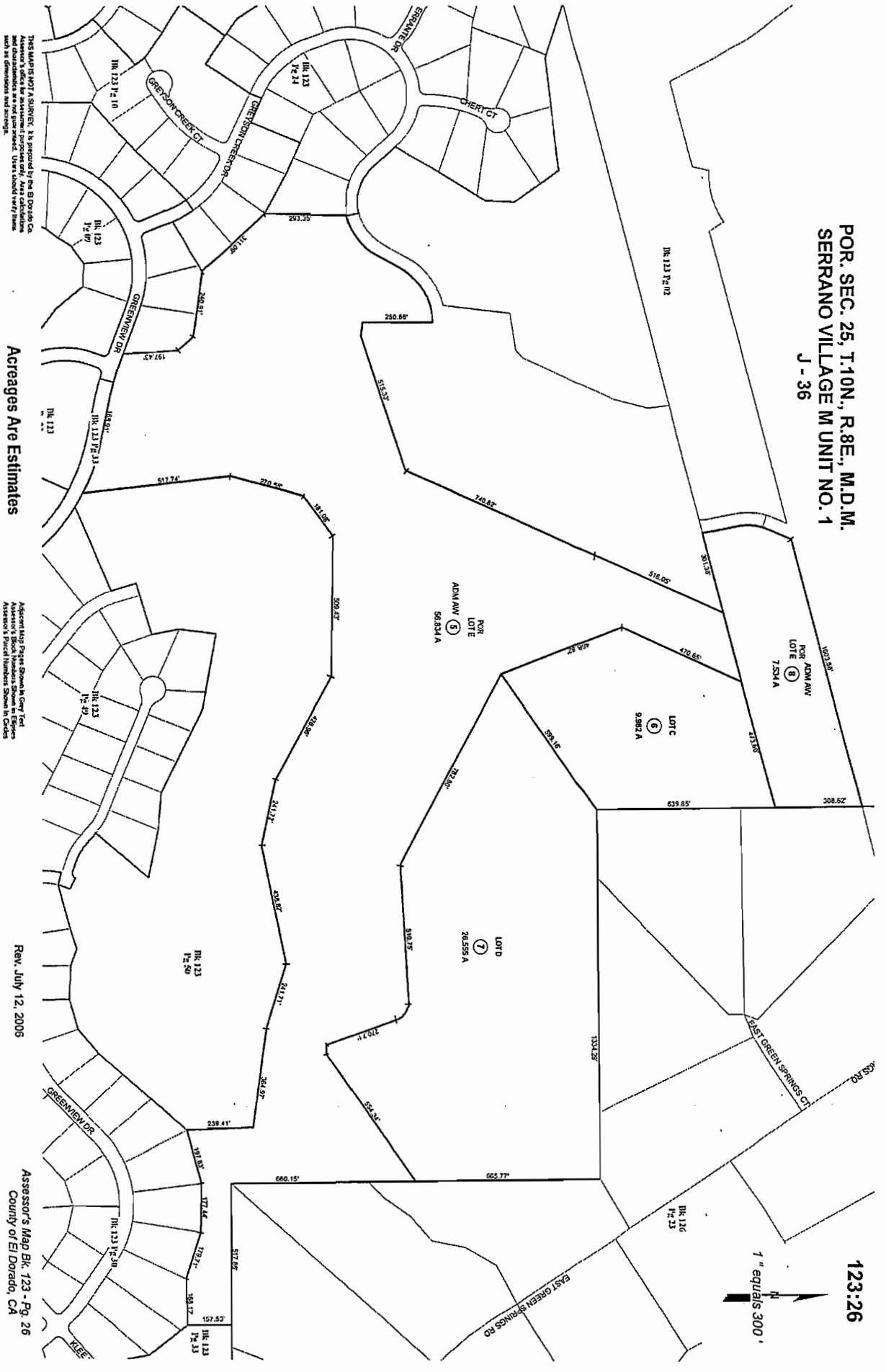
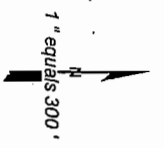
Assessor's Map Book 123, Index  
 County of El Dorado, CA

Rev. Aug. 2009

Assessor's Map Book 123, Index  
 County of El Dorado, CA

**POR. SEC. 25, T.10N., R.8E., M.D.M.  
SERRANO VILLAGE M UNIT NO. 1  
J - 36**

**123.26**



**Acreages Are Estimates**

THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's Office for assessment purposes only. Area calculations were made using the best available information. Assessor's Office: 5454 South 10th Street, El Dorado, CA 95623

Adjacent Lots: Purple Shaded in Color, Tentative Assessor's Parcel Numbers Shown in Circle

Rev. July 12, 2006

Assessor's Map Bk. 123 - Pg. 26  
County of El Dorado, CA



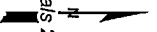


FOR SEC. 36, T.10N., R.8E., M.D.M.  
 EL DORADO HILLS SPECIFIC PLAN UNIT NO. 1

H - 78

123:01

1" equals 200'



Acreages Are Estimates

Adjacent Map Pages Shown in Gray  
 Assessor's Block Numbers Shown in Ellipses  
 Assessor's Parcel Numbers Shown in Circles

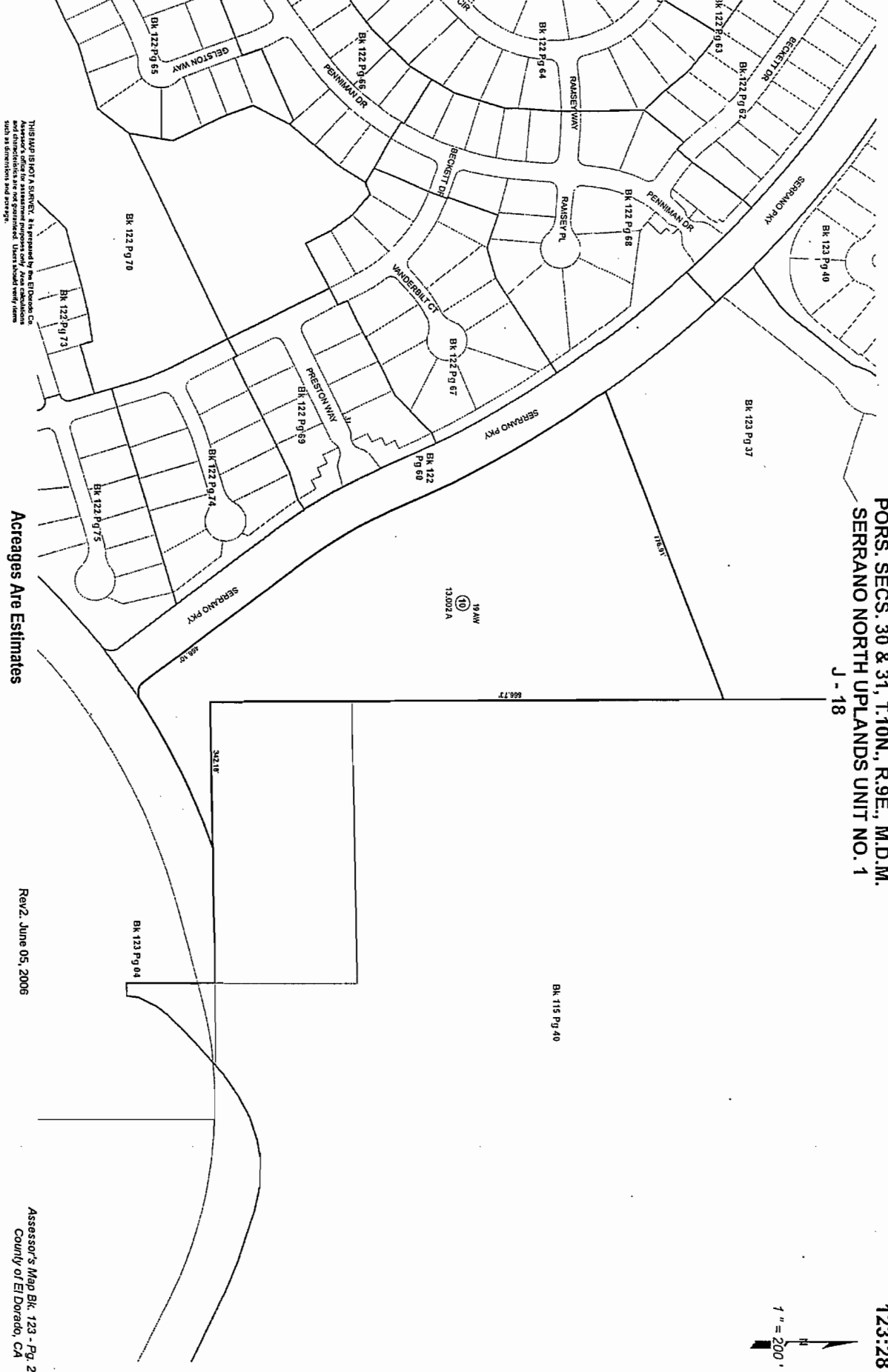
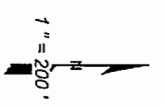
Rev. July 12, 2006

Assessor's Map Bk. 123 - Pg. 01  
 County of El Dorado, CA

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PORS, SECS. 30 & 31, T.10N., R.9E., M.D.M.  
SERRANO NORTH UPLANDS UNIT NO. 1  
J - 18

123:28



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Acreages Are Estimates

Rev2, June 05, 2006

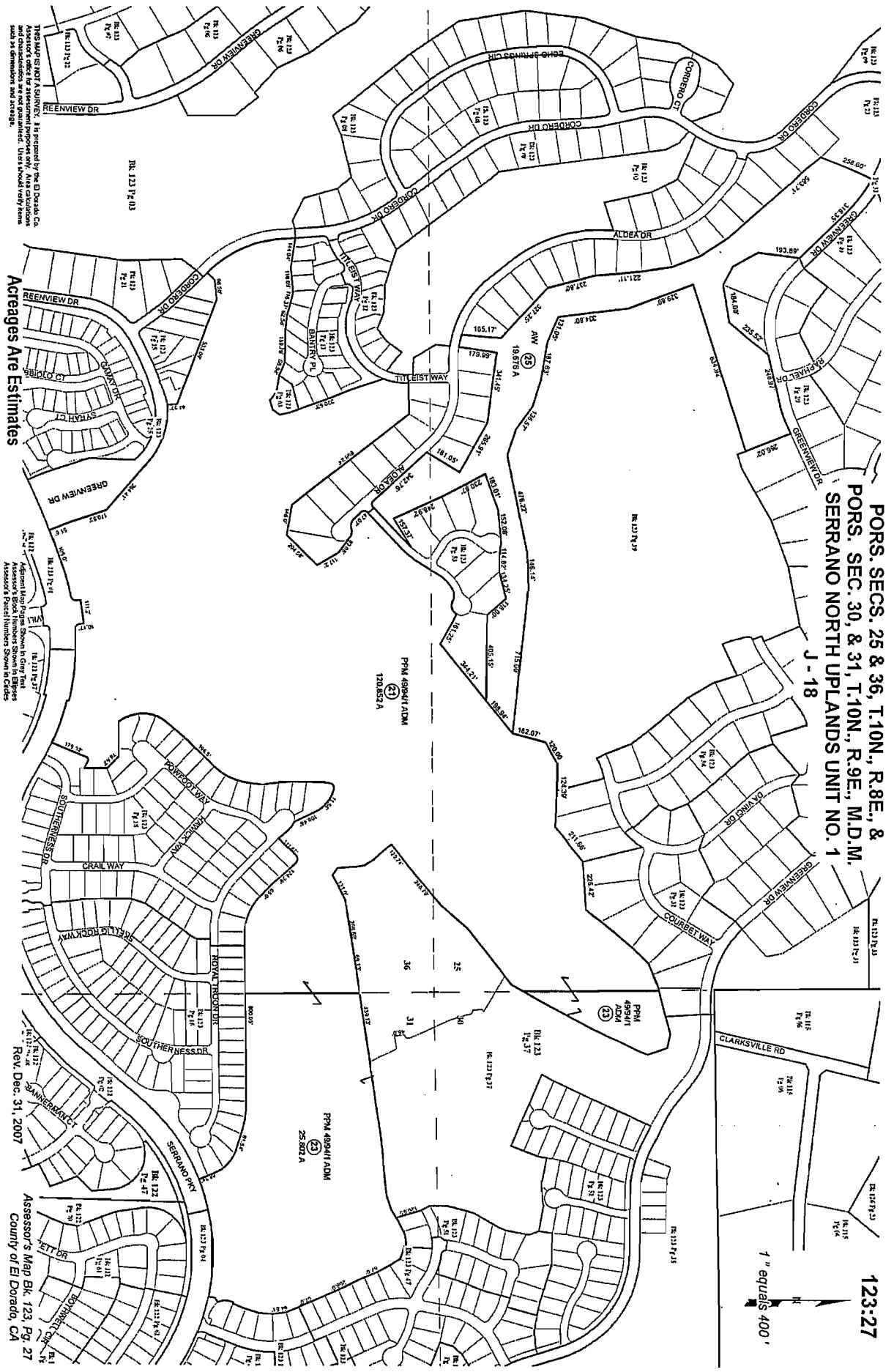
Assessor's Map Bk. 123 - Pg. 28  
County of El Dorado, CA

PORS. SECS. 25 & 36, T.10N., R.8E., & PORS. SEC. 30, & 31, T.10N., R.9E., M.D.M. SERRANO NORTH UPLANDS UNIT NO. 1

J - 18

123:27

1" equals 400'



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Acreages Are Estimates

Adjacent Map Pages Shown in Grey Tint  
Assessor's Block Numbers Shown in Boxes  
Assessor's Parcel Numbers Shown in Circles

Rev. Dec. 31, 2007

Assessor's Map Bk. 123, Pg. 27  
County of El Dorado, CA



TGPA-ZOU ZOU &lt;tgpa-.ou@edcgov.us&gt;

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## Public Scoping Comments

1 message

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Kathleen Newell <knewell@live.com>

Mon, Jul 2, 2012 at 12:06 PM

To: tgpa-.ou@edcgov.us

Cc: bostwo@edcgov.us

Dear Shawna,

I'm requesting access to the letters submitted to the Planning Commission Public Scoping Workshop for the Draft Gen Plan/Zoning update held last Thursday, June 28th. Kim Kerr said there was one from Cal Trans. It was not available for view at the workshop.

Also, Kim Kerr said last week at the Planning Commission public scoping workshop that the first wave of scoping comments would be available to the Planning Commission Board and BOS this week (July 2). She said the public would have access to them as well.

It's imperative the public see those comments asap so we can be informed of the issues that will be discussed at the workshops later this month.

Thank you.

Sincerely,

Kathleen Newell  
4576 Foothill Drive  
Shingle Springs, CA 95682  
[530-306-9371](tel:530-306-9371)



---

## Fwd: Comments from Scoping meeting 6/28/2012

1. message

---

Shawna Purvines <shawna.purvines@edcgov.us>  
To: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

Sat, Jun 30, 2012 at 6:08 AM

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

From: <colemccormack@hotmail.com>  
Date: Thu, Jun 28, 2012 at 4:29 PM  
Subject: Comments from Scoping meeting 6/28/2012  
To: [shawna.purvines@edcgov.us](mailto:shawna.purvines@edcgov.us)  
Cc: [chris.flores@edcgov.us](mailto:chris.flores@edcgov.us)

Regarding rezoning parcels to be rural or agricultural and the "opt out" option:

Our property (and our surrounding area) originally had been zoned as exclusive agriculture. The county sent a letter letting us know we would be re-zoned to rural and if we wanted to "opt out", we could become residential agriculture (RA-20). Exclusive agriculture status is no longer an option for anyone in our area.

If people don't respond to the "survey", then the county changes their ability to have farming rights by automatically zoning them rural. If a land owner does not respond to the survey, the zoning should stay as close as possible to what they currently have. There is always a percentage of people who do not respond to surveys (for many different reasons). This "survey" was conducted through only one form of communication. If the county is counting the results of a survey, the county should only count those who submit forms for an accurate assessment of land owners wants and needs.

While we attended the final scope meeting, the donut effect came up and let us know that if our neighbors do not either send the form in or opt for "rural", we would not be allowed to have our property zoned as residential agriculture. We have nine properties touching our property, and of those, only two have residents. How do we know the county has been successful contacting the neighbors who do not live on their property? The land owners chose to buy land knowing it is zoned for agriculture. They should at least have to choose to change it.

Solution: The "opt out" should be reversed, and instead give the land owner an "opt in" to change to rural because many people who own land do not reside on their land and do not know about the issues. If, in fact, the county wants to know what land owners want, the county must be clear in the wording of all communications including "surveys".

If you have any questions or would like further comments, please contact us at [530-886-0777](tel:530-886-0777)

Thank you,

John and Nicole McCormack

--

Shawna L. Purvines  
Sr. Planner  
Development Services  
El Dorado County  
Phone:(530) 621-5362  
[shawna.purvines@edcgov.us](mailto:shawna.purvines@edcgov.us)  
[www.edcgov.us](http://www.edcgov.us)

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7/5/12

Edcgov.us Mail - Fwd: Comments from Scoping meeting 6/28/2012

Thank .ou.



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## Meetings

1 message

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Mike Applegarth <mike.applegarth@edcgov.us>

Mon, Jul 2, 2012 at 8:29 AM

To: jim@dillsandassociates.com

Bcc: tgpa-zou@edcgov.us

Dear Mr. Dills:

This is a follow up to a voice mail I left for you earlier this morning.

On Saturday, June 30 you contacted the TGPA/ZOU e-mail inquiring about the details of upcoming meetings. The next round of meetings will be the zoning ordinance workshops to be held jointly by the Board of Supervisors and the Planning Commission. The meetings will be begin at 9:00 AM in the Board of Supervisors meeting room, 330 Fair Lane in Placerville, on the following dates:

- Monday July 16, 2012
  - . Table of Contents, Article 8 – Glossary, and Articles 1 & 2
- Wednesday July 18, 2012
  - Article 3, 4, & 5, and continuing discussion of previously discussed Articles if needed
- Thursday July 19, 2012
  - Article 6, 7, 8 and County-wide zoning map component
- Friday July 20, 2012
  - Recommend final revisions to draft Articles 1-8 text and zoning map

If you have not done so already, please consider subscribing to the [www.edcgov.us/LandUseUpdate](http://www.edcgov.us/LandUseUpdate) website by clicking the "envelope" icon. You will receive an e-mail update when any new information or meeting dates are available.

Please feel free to contact me should you have any other questions.

Sincerely,

Mike Applegarth  
Principal Analyst  
Chief Administrative Office  
El Dorado County  
[\(530\) 621-5123](tel:(530)621-5123)

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Thank you.



# TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE UPDATE

## Scoping Meeting Comment Form

Comments should address the significant environmental issues and reasonable alternatives and mitigation measures which El Dorado County will need to have explored in the draft Environmental Impact Report on the Targeted General Plan Amendment and Zoning Ordinance Update.

Please check the meeting you attended :

El Dorado, May 30

El Dorado Hills, June 7

Greenwood, June 18

Somerset, June 20

Camino, June 21

South Lake Tahoe, June 25

Cameron Park, June 27

Placerville, June 28

Name: Michael Mueller, RCDD

Address: 6696 Rhoads Ave,  
Placerville CA 95667

Would you like to receive e-mail updates on this project? Yes   
No

Your E-mail Address: mike.mue2@comcast.net

I have major concerns about the elimination of livestock on smaller parcels.

These changes would have a negative effect on:  
Health of children, adults and animals. Food is Life!  
Economy - Small farmers are the backbone of EDC.  
Affordable and available food is critical.

Based on this and other issues. This project should be stopped. Do not proceed!

If you did not finish your comments at the time of the meeting, please send them to:

Shawna Purvines, Senior Planner  
Development Services Department  
2850 Fairlane Court  
Placerville, CA 95667

or: shawna.purvines@edcgov.us

Please use reverse for additional comments

110041







# TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE UPDATE

## Scoping Meeting Comment Form

Comments should address the significant environmental issues and reasonable alternatives and mitigation measures which El Dorado County will need to have explored in the draft Environmental Impact Report on the Targeted General Plan Amendment and Zoning Ordinance Update.

Please check the meeting you attended :

El Dorado, May 30

El Dorado Hills, June 7

Greenwood, June 18

Somerset, June 20

Camino, June 21

South Lake Tahoe, June 25

Cameron Park, June 27

Placerville, June 28

Name: Louis

Address: \_\_\_\_\_

Would you like to receive e-mail updates on this project? Yes  No

Your E-mail Address: \_\_\_\_\_

No adequate notification  
Cameron Park had only 7 days  
for scoping.  
Housing Element is flawed.  
Road width change - No  
slope change - No.  
Residential changed to higher - No

If you did not finish your comments at the time of the meeting, please send them to:

Shawna Purvines, Senior Planner  
Development Services Department  
2850 Fairlane Court  
Placerville, CA 95667  
or: shawna.purvines@edcgov.us

PLANNING DEPARTMENT

RECEIVED

JUN 28 AM 9:14

Please use reverse for additional comments

110042





## Fwd: My contact info

1 . message

Shawna Purvines <shawna.purvines@edcgov.us>  
 To: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

Wed, Jun 27, 2012 at 2:18 PM

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

From: Shawna Purvines <shawna.purvines@edcgov.us>  
 Date: Wed, Jun 27, 2012 at 2:04 PM  
 Subject: Fwd: My contact info  
 To: Greg Baiocchi <gnbaiocchi@gmail.com>

Hi Greg,

Per our conversation, please see the attached list of parcels with an AP zoning.

Let me know if you have any additional questions.

Shawna Purvines

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

From: Greg Baiocchi <greg@baiocchiwines.com>  
 Date: Mon, Jun 25, 2012 at 11:19 AM  
 Subject: Re: My contact info  
 To: Shawna Purvines <shawna.purvines@edcgov.us>

Hi Shawna,

I was speaking to Roger Trout about our issue and I'm not sure how to address it inside the scoping process. We had gone through the re-zone process from RE 10 to AP in 2006. Because we were developing a vineyard initially and wanted Williamson Act protection this seemed logical.

This meant going through the whole review and public hearing process, not fun. During this time the winery ordinance was under review, when that process shook itself out in 2007 the AP zoning was completely stripped of any right to's concerning wine production and marketing. (TIMING) became all CUP options...

Obviously, had we known that this was going to happen we would have zoned AE at the time. Now, I see this opt in for RE landowners and the right to ranch market in the PA zoning they would opt into and I am a bit frustrated...

Being converted to LA designation without any other options has again left us with only CUP options concerning Ranch Marketing, although a few more options are available with LA vs AP... We again get bit by (TIMING)...

I completely understand that PA is excluded from Williamson Act and we received our Williamson Act benefits for the last 5 years but I would like to have the conversation on how we may opt in or convert our zoning to PA and loose the Williamson Act or Re-assign to AE, without going through some formal public process.

Under the AP zoning, grapes or (grown product) is allowed for storage or sale. Would LA allow us to at least produce or store wine on site without a CUP. So, no tasting room but production and storage...

The other questions are probably more for Roger's Team, ie what is the CUP process involve?

Please feel free to email or call (530) 620 7066 for more detail or if I can be of any help in your overall program.

Regards

Greg

This is assuming that the RE- zoned owners are exempt from a public process with the opt in program.

On Wed, Jun 20, 2012 at 6:53 PM, Shawna Purvines <shawna.purvines@edcgov.us> wrote:

Hi Greg

Let me know what I can help . ou with.

Shawna

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Thank you.

--

Cheers,  
gb

[www.baiocchiwines.com](http://www.baiocchiwines.com) <http://twitter.com/#!/foothillwino>

<http://www.facebook.com/pages/Baiocchi-Wines/145389288840338>

FACE . OUR FEARS & LIVE YOUR DREAMS

--

Shawna L. Purvines  
Sr. Planner  
Development Services  
El Dorado County  
Phone:(530) 621-5362  
[shawna.purvines@edcgov.us](mailto:shawna.purvines@edcgov.us)  
[www.edcgov.us](http://www.edcgov.us)

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Thank you.

--

Shawna L. Purvines  
Sr. Planner  
Development Services  
El Dorado County  
Phone:(530) 621-5362

[shawna.purvines@edcgov.us](mailto:shawna.purvines@edcgov.us)  
[www.edcgov.us](http://www.edcgov.us)

--

Shawna L. Purvines  
Sr. Planner  
Development Services  
El Dorado Count.  
Phone:(530) 621-5362  
[shawna.purvines@edcgov.us](mailto:shawna.purvines@edcgov.us)  
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Thank you.

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AP Parcels.. Isx

 14K

<u>APN</u>	<u>Zone</u>	<u>Land Use</u>	<u>Ag Dist?</u>	<u>Name</u>	<u>Acres</u>	<u>Area</u>	<u>Comments</u>
10510011	AP	RR	No	Matagrano	80.91	Lotus	
04671017	AP	RR	Yes	Prod Hon	46.53	Mt. Aukum	
04606137	AP	AL	Yes	Baiocchi	35.22	Fair Play	
09406016	AP	RR	Yes	Sklar	16.78	Fair Play	
09508056	AP	RR	Yes	Smith	20.81	Fair Play	
09318007	AP	RR	No	Cox	22.64	Somerset	
04682010	AP	AL	Yes	Gennis	43.5	Oak Hill	
08420017	AP	RR	No	Scharpf	10	Mosquito	In proposed Ag District expansion
08420013	AP	RR	Yes	Scharpf	10	Mosquito	
08422013	AP	RR	Yes	Scharpf	5	Mosquito	



TGPA-ZOU ZOU &lt;tgpa-.ou@edcgov.us&gt;

---

**RE: APAC/ EDAC matrix**

1 message

Norman &amp; Sue &lt;arowett@pacbell.net&gt;

Tue, Jun 26, 2012 at 8:01 AM

To: "Abraham, T" &lt;tabraham@marshallmedical.org&gt;, hidahl@aol.com, maargyres@comcast.net

Cc: tgpa-zou@edcgov.us, kimberly.kerr@edcgov.us, jeff.h@ix.netcom.com, wmwelty@gmail.com, rich\_stewart@sbcglobal.net, jlb87@aol.com, gordon@the-helm.net, mranalli@aol.com

Jim/Mike

I have attached the APAC TGPA/ZOU matrix per our discussion at last night.s meeting. Let's us know when you would like to meet again and review your updated matrix.

Thanks

Norm



apac edac TGPA ZOU Analysis matrix6-26-12.doc

71K



# EDHAPAC/EDAC Joint TGPA/ZOU Analyses Matrix

May 2012

Issue	Sponsor	Why Included	EDH-APAC Position	EDAC Position	Recommendation: <ul style="list-style-type: none"> <li>• Agree</li> <li>• Disagree</li> <li>• Neutral</li> </ul>
<p><b>Policy 2.2.1.2 and Table 2-1-Major Concern</b></p> <p><b>Multi-Family Use:</b> Consider amending density from 24 units per acre to 30 units per acre to comply with California Government Code 65583.2(c)(iv) and (e) which requires jurisdictions within Metropolitan Statistical Areas (MSA) of populations greater than 2,000,000 to allow for up to 30 units per acre when determining sites to meet the low and very low housing allocation categories. El Dorado County is located within the Sacramento MSA. Amend the Multi-Family land use to allow for commercial as part of a mixed use project. Amend the Multi-Family land use to encourage a full range of housing types including small lot single family detached design without a requirement for a Planned Development.</p> <p><b>High Density Residential Use:</b> Consider deleting the requirement for a Planned Development application on projects of 3 or more units per acre.</p>			<p>Amending the density from 24 to 30 units would have a significant impact on site specific projects designated as multi-family use. This change would require that the infrastructure must be in place prior to development of the project.</p> <p>This may be appropriate for small developments on a single acre, but when creating more than 10 units in an area, a Planned Development is appropriate—especially if up to 8 units are on a single acre.</p>		

Issue	Sponsor	Why Included	EDH-APAC Position	EDAC Position	Recommendation: <ul style="list-style-type: none"> <li>• Agree</li> <li>• Disagree</li> <li>• Neutral</li> </ul>
<p><b><i>Policies 2.2.3.1, 2.2.3.2 and 2.2.5.4- Major Concern</i></b></p> <p>Consider amending the 30% open space requirement inside of Community Regions and Rural Centers to allow lesser area of “improved open space” on site, set criteria for options in meeting a portion of the requirement off-site or by an in lieu fee option as deemed necessary.</p>			<p>This would allow too many discretionary decisions by county policy makers on open space issues. The collection of in lieu fees would reduce open spaces which are highly desirable. Regardless of the “improvement” of the open space, a reduction from 30% open space will dramatically change the feel of an area. Even worse, allowing open space to be off-site completely removes the rural feel of an area that is being developed and again violates the fundamental principles of the county’s citizens.</p>		

Issue	Sponsor	Why Included	EDH-APAC Position	EDAC Position	Recommendation: <ul style="list-style-type: none"> <li>• Agree</li> <li>• Disagree</li> <li>• Neutral</li> </ul>
<p><b>Policy 2.2.4.1-Major Concern</b>  Consider amending the Density Bonus policy which allows incentive for the creation of open space as part of residential projects, and implement policy specifics through Zoning Ordinance.</p>			<p>Density Bonus has encouraged developers to request higher density projects for increased profits instead of better projects. The policy change must be clearly defined before an EIR can assess the impacts of this amendment.</p> <p>It is not appropriate to have a Density Bonus in Medium Density and Low Density Residential land use areas. Instead, an owner should apply for a change in land use designation and be evaluated on a case by case basis. Otherwise, a Density Bonus in these zones amounts to a change in land use and would significantly change the intention of the land use in the General Plan</p>		
<p><b>Policy 2.2.5.4-Major Concern</b>  Policy 2.2.5.4 All development applications which have the potential to create 50 parcels or more shall require the application of the Planned Development combining zone district. However, in no event shall a project require the application of the Planned Development combining zone district if all of the following are true: (1) the project does not require a General Plan amendment; (2) the project has an overall density of two units per acre or less; and (3) the project site is designated High-Density Residential.</p> <p>Consider deleting policy.</p>			<p>The requirement for a Planned Development belongs in the General Plan as it is one of the fundamental principles of our county that ensures preservation of open space as well as having infrastructure in-place prior to the development. It is too important to be moved from the most important planning document of the county, the General Plan.</p> <p>This is how to get rid of the 30% open space requirement. If a PD is not required, then I don't believe <u>any</u> open space is required to develop a property. Pack-um and stack-um! Could look like inner-city development on any parcels that are left to be developed.</p> <p>Question, can EDH CSD create more stringent requirements than the County? Maybe we have the CSD pass an overlay on all CC&amp;Rs for the community region.</p>		

Issue	Sponsor	Why Included	EDH-APAC Position	EDAC Position	Recommendation: <ul style="list-style-type: none"> <li>• Agree</li> <li>• Disagree</li> <li>• Neutral</li> </ul>
<p><b><i>New Policies-Major Concern</i></b>  Consider setting criteria for and identify Infill sites and Opportunity areas that will provide incentives substantial enough to encourage the development of these vacant/underutilized areas</p>			<p>This could increase densities in infill areas without providing the required infrastructure.</p> <p>The proposed language by staff for “Promote Infill Development” item d) should have the following words added at the end of the sentence “, <u>but only after all infrastructure is in place that will support such future development</u>”.</p>		
<p><b><i>Policy TC-1a, TC-1b, and Table TC-1-Major Concern</i></b>  Consider revising policies, and table to bring objectives into conformance with policy TC-1p, TC-1r, TC-1t, TC-1u, Tc-1w, TC-4f, TC-4i, HO-1.3, HO-1.5, HO-1.8, HO-1.18, HO-5.1, and HO-5.2, to allow for narrower streets and road ways and to support the development of housing affordable to all income levels.</p>			<p>Road widths should not be set by housing issues, but for public safety issues.</p> <p>Allowing narrower streets sacrifices safety of our citizens in a significant way. To do this for financial gain is not appropriate. Highway standards should be based strictly on safety and if a road cannot meet the standards, that becomes what limits the use and development of a parcel—we should not let the use and development of a parcel dictate the safety level</p>		
<p><b><i>Policy TC-1m, TC-1n(B), TC-1w-Moderate Concern</i></b>  Consider amending policies to clean up language including; TC-1m delete “of effort” TC-1n(B) replace accidents with crashes; and TC-1w, delete word maximum.</p>			<p>Why replace the word “accidents” with the word “crashes”? Are they considered the same? Is one more inclusive of incidents that the other? Why not include both “accidents and crashes”? Or, are all accidents a subset of crashes? We need to make sure that this change does not reduce the need for safety improvements on our roads</p>		Resolved.

Issue	Sponsor	Why Included	EDH-APAC Position	EDAC Position	Recommendation: <ul style="list-style-type: none"> <li>• Agree</li> <li>• Disagree</li> <li>• Neutral</li> </ul>
<p><b>Policy 7.1.2.1-Major Concern</b>  Consider amending the restrictions for development on 30% slopes, and set standards in the Zoning Ordinance and Grading Ordinance.</p>			<p>Construction of homes on 30% grade would cause additional environmental impacts on the area (grading, water runoff, and erosion).</p> <p>The existing language in the General Plan seems appropriate. If there are additional exceptions that are appropriate but not currently included, then add them to the General Plan. Keeping this in the general plan allows a proper EIR to be performed.</p>		
<p><b>Policy 2.2.1.2 -Major Concern</b>  High Density Residential: Consider analyzing the effects of increasing High Density Residential Land use density from a maximum of 5 units per acre to 8 units per acre</p>			<p>Increasing the density to 8 units per acre would put a tremendous load on the supporting infrastructure.</p> <p>This amounts to giving away the Density Bonus without earning it! The analysis for this type of density should be done through the Density Bonus provision.</p>		
<p><b>Policy 2.1.1.1 and 2.1.2.1-Major Concern</b>  Consider analyzing the possibility of adding new, amending or deleting existing Community Regions or Rural Center planning areas</p>			<p>These areas should be identified before analysis to determine public support for the change. The policy change must be clearly defined before an EIR can assess the impacts of this amendment.</p>		
<p><b>Policy 2.1.1.3</b>  Mixed use developments which combine commercial and residential uses in a single project are permissible and encouraged within Community Regions. <u>The maximum residential density of 20 dwelling units per acre may only be achieved where adequate infrastructure, such as water, sewer and roadway are available or can be provide concurrent with development.</u></p>			<p>Language should be added that stipulates that the number of APPROVED dwelling units will be dependent on approved traffic studies and the application of appropriate traffic mitigation measures concurrent with development.</p>		
<p><b>Policy 2.1.2.5</b>  Mixed use developments which</p>			<p>Language should be added that stipulates that the number of APPROVED dwelling</p>		

Issue	Sponsor	Why Included	EDH-APAC Position	EDAC Position	Recommendation: <ul style="list-style-type: none"> <li>• Agree</li> <li>• Disagree</li> <li>• Neutral</li> </ul>
<p>combine commercial and residential uses in a single project are permissible and encouraged within Community Regions. The maximum residential density shall be 10 dwelling units per acre in Rural Centers <u>in identified</u> mixed use areas as defined in <u>the Zoning Ordinance</u>. The residential component of a mixed use project may include a full range of single and/or multi family design concepts. <u>The maximum residential density of 10 dwelling units per acre may only be achieved where adequate infrastructure, such as water, sewer and roadway are available or can be provide concurrent with development.</u></p>			<p>units will be dependent on approved traffic studies and the application of appropriate traffic mitigation measures concurrent with development.</p> <p>“Identified” mixed use areas must be disclosed in the Zoning Ordinance before an EIR is prepared.</p>		
<p><b>Policy TC-Xd, TC-Xe, and TC-Xf- Major Concern</b></p> <p>Consider revising the policies to clarify the definition of "worsen", what action or analysis is required if the threshold of "worsen" is met, clarification of the parameters of analysis (i.e. analysis period, analysis scenarios, methods), thresholds and timing of improvements.</p>			<p>This should be a scientific term that has a measurable value and infrastructure trigger points must be established to prevent reduction of traffic circulation and degrading of service.</p> <p>Is the term being revisited to dilute impacts of increased traffic caused by new developments?</p>		

Issue	Sponsor	Why Included	EDH-APAC Position	EDAC Position	Recommendation: <ul style="list-style-type: none"> <li>• Agree</li> <li>• Disagree</li> <li>• Neutral</li> </ul>
<p><b>Policy 10.2.1.5- Major Concern</b>            Don't see any ROI language indicating a desire to analyze a change in this policy</p>	norm		<p>The way staff has proposed to change this policy violates another fundamental principle. The proposed word change from “shall” to “may” could result in existing citizens subsidizing developers for the cost of facilities, infrastructure, and services. All development applications for subdivision must require a Public Facilities and Services Financing Plan that assures cost burdens do not fall on existing residents.</p>		
<p><b>Table TC-2, TC-Xb and, TC-Xd- Moderate Concern</b>            Consider amending or deleting table TC-2 and maintain list outside of General Plan and amending any policies referring to Table TC-2.</p>			<p>Traffic is one of the two most observable items to people in the county. A list of these roads belongs in the General Plan. If they are removed, an EIR would have to be performed every time a new road segment was added to the list or the Maximum V/C ratio was changed. The EIR needs to know what to evaluate now and cannot anticipate future changes by the County.</p> <p>In addition, Policy TC-Xf should not have the item “<u>or (2) ensure the commencement of construction of the necessary road improvements are included in the County’s 10-year (or 20-year) CIP</u>”. This second item should be eliminated since the CIP changes frequently and is budget dependent. The improvements might never be constructed and then the citizens would have to live with unbearable traffic forever. Or, expecting citizens to tolerate traffic and safety problems for 10 or more years is unreasonable.</p>		

Issue	Sponsor	Why Included	EDH-APAC Position	EDAC Position	Recommendation: <ul style="list-style-type: none"> <li>• Agree</li> <li>• Disagree</li> <li>• Neutral</li> </ul>
<p><b>Policies 5.2.1.3 and 5.3.1.1- Moderate Concern</b></p> <p>Consider amending policies to increase flexibility for the connection to public water and wastewater systems when projects are located in a Community Region.</p>			<p>The proposal is to remove the word “<u>shall</u>” and replace with the word “<u>may</u>” in requirement of connecting to public water and public wastewater. This is not appropriate for a Community Region! The whole idea of a Community Region is that infrastructure is readily available. If a development cannot connect to both public water and public wastewater, it does not belong in the Community Region—especially for high-density residential and multifamily residential development. The use of the word “<u>may</u>” might be appropriate in the case of medium-density residential, commercial, industrial, and research and development projects.</p> <p>Also, the addition of the words “<u>if reasonably available</u>” should be replaced with “<u>if appropriate</u>”, otherwise if public water and public wastewater are not “reasonably available” an applicant could claim that they are allowed to develop using well water and/or septic by right.</p>		
<p>Zoning Ordinance: ROI 183-2011- ;- <b>Major Concern</b></p> <p>6. Provide alternative means to any open space requirement as part of a planned development to provide more flexibility and incentives for infill development and focus on recreation in Community Regions and Rural Centers</p>			<p>This will allow too many discretionary decisions by county policy makers on open space issues.</p> <p>The policy change must be clearly defined before an EIR can assess the impacts of this amendment.</p>		







**Re: Caltrans Comments: El Dorado County Targeted GPA and Zoning Ordinance Update**

message

**Shawna Purvines** <shawna.purvines@edcgov.us>

Mon, Jun 25, 2012 at 7:19 PM

To: Eric Fredericks <eric\_fredericks@dot.ca.gov>

Cc: scott.morgan@opr.ca.gov, Susan Wilson <susan\_wilson@dot.ca.gov>, Nieves Castro <nieves\_castro@dot.ca.gov>, TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

Thanks Eric,

I appreciate you getting us CalTrans comments.

Shawna

On Mon, Jun 25, 2012 at 5:13 PM, Eric Fredericks <eric\_fredericks@dot.ca.gov> wrote:

Hello Shawna,

I just wanted to clarify one point we made in our letter. We would appreciate the opportunity to review and comment on the scope of the TIS before the study begins.

Please let me or Susan know if you have any questions.

Thanks,  
Eric

—  
Eric Fredericks  
Chief, Office of Transportation Planning - South  
Caltrans District 3  
Sacramento Area Office  
Desk (916) 274-0635  
Email: eric\_fredericks@dot.ca.gov

Susan  
Wilson/D03/Caltrans/CAGov  
06/25/2012 03:49 PM  
To  
shawna.purvines@edcgov.us  
cc  
Eric  
Fredericks/D03/Caltrans/CAGov@DOT,  
scott.morgan@opr.ca.gov  
Subject  
Caltrans Comments: El Dorado County  
Targeted GPA and Zoning Ordinance  
Update

Hello Shawna,

Attached please find our comments on the Notice of Preparation for a Targeted General Plan Amendment and Zoning Ordinance Update. We appreciate the opportunity to review the documents and provide comments to El Dorado County.

120089

A hard copy of this letter will be sent to you via U.S. Mail. We would appreciate it if you could please respond to this email to confirm receipt of the attachment below:

[attachment "Final Ltr.ED County.pdf" deleted by Eric Fredericks/D03/Caltrans/CAGov]

If you have any questions regarding our comments, please feel free to contact me at the phone number below, or Eric Fredericks at (916) 274-0635.

Thank you,

-----  
Susan Wilson  
(916) 274-0639  
-----

-----  
Caltrans District 3  
Division of Planning & Local Assistance  
Office of Transportation Planning - South  
2379 Gateway Oaks Dr., Suite 150, MS-19  
Sacramento, CA 95833  
-----

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Shawna L. Purvines  
Sr. Planner  
Development Services  
El Dorado County  
Phone:(530) 621-5362  
shawna.purvines@edcgov.us  
www.edcgov.us

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Thank you.

**DEPARTMENT OF TRANSPORTATION**  
DISTRICT 3—SACRAMENTO AREA OFFICE  
2379 GATEWAY OAKS DRIVE, SUITE 150  
SACRAMENTO, CA 95833  
PHONE (916) 274-0635  
FAX (916) 274-0602  
TTY 711  
www.dot.ca.gov

C. A. O.  
EL DORADO COUNTY  
2012 JUN 27 PM 12:02



*Flex your power!  
Be energy efficient!*

June 25, 2012

032012ELD0008  
03-ELD-Var

Ms. Shawna Purvines  
Senior Planner  
County of El Dorado  
330 Fair Lane, Building "C"  
Placerville, CA 95667

**Targeted General Plan Amendment and Zoning Ordinance Update—Notice of Preparation**

Dear Ms. Purvines:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the project referenced above. The comments in this letter are based on the Notice of Preparation (NOP), and are offered for the purpose of assisting El Dorado County (County) in establishing the necessary scope for the transportation and circulation analysis of the Environmental Impact Report (EIR). To this end, we request that the County contact us so that we may assist in establishing an appropriate scope for the traffic analysis associated with the project. As the lead agency, the County is responsible for all project mitigation, including any needed improvements to State highways. The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures.

***Project Understanding***

The project involves changes to policies of the County General Plan and an update to the Zoning Ordinance. These changes will take effect county-wide in those areas that are under county jurisdiction. In addition, the County will consider amending the Camino/Pollock Pines Community Region Boundary and Agricultural District Boundaries in the General Plan. The County proposes amendments to its General Plan policies and land use designations, with an update to the Zoning Ordinance. General Plan amendments are proposed for the Land Use Element, Transportation and Circulation Element, Public Services and Utilities Element, Public Health, Safety and Noise Element, Conservation and Open Space Element, and Agriculture and Forestry Element. General Plan amendments to be addressed in the EIR are primarily policy changes, although certain General Plan Land Use Designations are also identified for potential amendment.

***Vehicle Trip Generation and Distribution Changes Resulting from Project***

The land use changes proposed in the General Plan Amendment and Zoning Ordinance Update may pose potentially significant impacts to the State Highway System (SHS). Proposed changes include increasing densities for high density residential, multi-family uses (Policy 2.2.1.2), as well as commercial/mixed use (Policy 2.1.1.3) and could affect the number of projected generated trips and travel patterns throughout El Dorado County. Travel data regarding such land use changes should be included in the EIR and should be based upon the new County travel demand model which is currently being updated. Specifically, the EIR should identify the impacts that the increase in traffic will have on SHS segments, intersections, and interchanges, and any necessary mitigations to reduce the impacts to a less than significant level.

***Elimination of Special Use Permit Requirements***

Policy 8.2.4.2 considers the elimination of requirements for special use permitting for all visitor serving uses, and instead establish standards, permitted uses, and requirements for permits, in the various zone districts in the Zoning Ordinance. Certain events or activities normally requiring a special use permit under the previous policy may entail traffic redirections or nonstandard uses of State highway facilities. Such uses would remain subject to Caltrans permitting requirements, and as such we request specific provisions be defined in the EIR to consult with Caltrans for any such activity or event prior to the County's approval.

***California Environmental Quality Act (CEQA) Streamlining Provisions***

Item #27 at the top of Page 5 of the NOP mentions provisions for CEQA streamlining opportunities for qualified projects. We would like to be notified early in the process regarding any plans the County may have to take advantage of the Sustainable Communities Strategy CEQA streamlining provisions for projects within two miles of any State highway facility.

***Traffic Impact Study (TIS)***

One of Caltrans' ongoing responsibilities is to collaborate with local agencies to avoid, eliminate, or reduce to insignificance potential adverse impacts by local development on State highways. We recommend using the Department's *Guide for the Preparation of Traffic Impact Studies (TIS Guide)* for determining which scenarios and methodologies to use in the analysis. The *TIS Guide* is a starting point for collaboration between the lead agency and the Department in determining when a TIS is needed. The appropriate level of study is determined by the particulars of a project, the prevailing highway conditions, and the forecasted traffic. The *TIS Guide* is available at the following website address:

[http://dot.ca.gov/hq/tpp/offices/ocp/igr\\_ceqa\\_files/tisguide.pdf](http://dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf)

The TIS should include:

1. Location map clearly showing project area in relation to nearby State roadways. Ingress and egress for all project components should be clearly identified. The State right-of-way (ROW) should be clearly identified. The maps should also include project driveways if applicable, local roads and intersections, parking, and transit facilities.
2. Project-related trip generation, distribution, and assignment. The assumptions and methodologies used to develop this information should be detailed in the study, and should be supported with appropriate documentation.
3. Average Daily Traffic, AM and PM peak hour volumes and levels of service (LOS) on all roadways where potentially significant impacts may occur, including crossroads and controlled intersections for existing, existing plus project, cumulative and cumulative plus project scenarios. Calculation of cumulative traffic volumes should consider all traffic-generating developments, both existing and future, that would affect study area roadways and intersections. The analysis should clearly identify the project's contribution to area traffic and any degradation to existing and cumulative LOS.
4. Schematic illustration of traffic conditions including the project site and study area roadways, trip distribution percentages and volumes as well as intersection geometrics, i.e., lane configurations, for the scenarios described above.
5. The project site building potential as identified in the General Plan. The project's consistency with both the Circulation Element of the General Plan and the Congestion Management Agency's Congestion Management Plan should be evaluated.
6. Identification of mitigation for any roadway mainline section or intersection with insufficient capacity to maintain an acceptable LOS with the addition of project-related and/or cumulative traffic. As noted above, the project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should also be fully discussed for all proposed mitigation measures.

#### ***Vehicle Trip Reduction***

Caltrans encourages you to locate any needed housing, jobs and neighborhood services near major mass transit centers, with connecting streets configured to facilitate walking and biking, as a means of promoting mass transit use and reducing regional vehicle miles traveled and traffic impacts on the State highways.

Ms. Shawna Purvines/County of El Dorado  
June 25, 2012  
Page 4

We also encourage you to develop Travel Demand Management (TDM) policies to encourage usage of nearby public transit lines and reduce vehicle trips on the SHS. These policies could include lower parking ratios, car-sharing programs, bicycle parking and showers for employees, and providing transit passes to residents and employees, among others.

In addition, secondary impacts on pedestrians and bicyclists resulting from any traffic impact mitigation measures should be analyzed. The analysis should describe any pedestrian and bicycle mitigation measures and safety countermeasures that would in turn be needed as a means of maintaining and improving access to transit facilities and reducing vehicle trips and traffic impacts on State highways.

Please contact Susan Wilson, Intergovernmental Review Coordinator for El Dorado County, at (916) 274-0639 or by email at [Susan\\_Wilson@dot.ca.gov](mailto:Susan_Wilson@dot.ca.gov), with any questions regarding this letter.

Sincerely,



ERIC FREDERICKS, Chief  
Office of Transportation Planning—South

c: Scott Morgan, State Clearinghouse



TGPA-ZOU ZOU &lt;tgpa-.ou@edcgov.us&gt;

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## Opt-in letter

1 message

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Lillian Macleod <lillian.macleod@edcgov.us>

Mon, Jun 25, 2012 at 1:29 PM

To: chefluther@.ahoo.com

Cc: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

Dear Mr. Luther:

You should have received a letter from us back in March requesting your preference on whether to maintain your property (APN 087-300-45) as an agricultural zone or to allow it to default to a residential zone, as part of the comprehensive Zoning Ordinance update. We only wanted your decision if it was to request the "Opt-in" agricultural choice. In your case, you did not respond, so we propose to rezone it to the residential zone of Rural Lands, which is what you're confirming as wanting in your phone query.

Shortly, another letter will go out asking the same question. Please follow the directions for providing your proper response. If it doesn't require one for the default residential zone then do nothing, but keep the letter for your records.

Sincerely,

Lillian MacLeod, Senior Planner  
El Dorado County Development Services Dept.  
Planning Services  
2850 Fairlane Court  
Placerville, CA 95667

(530) 621-6583

e-mail: [lillian.macleod@edcgov.us](mailto:lillian.macleod@edcgov.us)

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Thank you.





## Fwd: dam failure inundation zoning changes

1. message

Shawna Purvines <shawna.purvines@edcgov.us>  
 To: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

Mon, Jun 25, 2012 at 12:12 PM

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

From: Lillian Macleod <lillian.macleod@edcgov.us>  
 Date: Wed, Jun 20, 2012 at 5:19 PM  
 Subject: Fwd: dam failure inundation zoning changes  
 To: [kmulvany@gmail.com](mailto:kmulvany@gmail.com)  
 Cc: Shawna Purvines <shawna.purvines@edcgov.us>

Dear Ms. Mulvany:

In response to your concerns regarding the Targeted General Plan Amendment to Policy 6.4.1.4 that proposes to remove the prohibition on parcel splits within the Dam Failure Inundation (DFI) areas and the proposed consistency requirements in the draft DFI Combining Zone, I will start with some general information first.

Currently, we have no Dam Failure Inundation Zone, so staff reviews projects against the above General Plan policy, as well as Policy 6.4.2.2 prohibiting critical or high occupancy structures such as hospitals from being constructed in these areas. These policies were not a result of safety measures instituted by the state Office of Emergency Services, but of mitigation measures adopted under the 2004 General Plan. There are no safety measures restricting parcel maps from any of the Federal Energy Regulatory Agency's (FERC) regulated high hazard dams within this county. That would include those dams operated by EID, SMUD, PG&E, and GDPUD.

In drafting this combining zone, it was necessary to research the requirements under the county Office of Emergency Services (OES) Hazard Mitigation Plan. The recommendations were what you now find proposed in the draft DFI Combining Zone. The OES felt that the draft ordinance assured public safety due to their involvement with the state Dept. of Water Resources Emergency Action Planning exercise requirements promoting emergency preparedness, mitigation, and response as well as in their confidence that the specific dams are the well-run, well-maintained, and heavily regulated by FERC and the operators.

Thank you for your comments and I hope this helps in your understanding of the draft ordinance.

Sincerely,

Lillian MacLeod, Senior Planner  
 El Dorado County Development Services Dept.  
 Planning Services  
 2850 Fairlane Court  
 Placerville, CA 95667

(530) 621-6583

e-mail: [lillian.macleod@edcgov.us](mailto:lillian.macleod@edcgov.us)

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

From: Shawna Purvines <shawna.purvines@edcgov.us>  
 Date: Tue, Jun 19, 2012 at 11:42 AM  
 Subject: Re: dam failure inundation zoning changes  
 To: Karen Mulvany <[kmulvany@gmail.com](mailto:kmulvany@gmail.com)>  
 Cc: TGPA-ZOU ZOU <[tgpa-zou@edcgov.us](mailto:tgpa-zou@edcgov.us)>

Hi Karen,

Thank you for following up on that item. The staff member that has the most knowledge about this is out today. I will follow-up with her tomorrow when she returns and get back to you.

Thank you again and it was nice to meet you last night.

Shawna Purvines

Shawna L Purvines

On Tue, Jun 19, 2012 at 10:53 AM, Karen Mulvany <[kmulvany@gmail.com](mailto:kmulvany@gmail.com)> wrote:

Hello Shawna,

It was a pleasure to speak to you last night at the Greenwood meeting, where we discussed the proposed changes in the county's existing dam failure inundation zone requirements, which now prohibit parcel splitting for parcels entirely within such zones, and would, if approved as proposed, newly allow parcel splits and additional development.

It appears that this change stems from a recommendation from the Office of Emergency Management, but I have not been able to locate any background documents online.

Would you be able to provide any publicly available documentation on their reasoning for relaxation of this safety measure? I will pass it on to several other property owners in our community who are interested.

Thank you,

Karen Mulvany

--

Shawna L. Purvines  
Sr. Planner  
Development Services  
El Dorado County  
Phone:(530) 621-5362  
[shawna.purvines@edcgov.us](mailto:shawna.purvines@edcgov.us)  
[www.edcgov.us](http://www.edcgov.us)

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--

Shawna L. Purvines  
Sr. Planner  
Development Services  
El Dorado County  
Phone:(530) 621-5362  
[shawna.purvines@edcgov.us](mailto:shawna.purvines@edcgov.us)  
[www.edcgov.us](http://www.edcgov.us)

7/5/12

Edcgov.us Mail - Fwd: dam failure inundation zoning changes

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**Re: FAX**

1 me. sage

---

TGPA-ZOU ZOU <tgpa-zou@edcgov.us>  
To: Linnea Marengo <ldmarengo@yahoo.com>  
Cc: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

Mon, Jun 25, 2012 at 12:12 PM

Thanks, Linnea

We did receive it.

On Fri, Jun 22, 2012 at 3:08 PM, Linnea Marengo <ldmarengo@yahoo.com> wrote:

I just faxed a comment form to the fax number for Ted Goppert. Please let me know if you did not receive it. Thanks.

--- On Fri, 6/22/12, TGPA-ZOU ZOU <tgpa-.ou@edcgov.us> wrote:

From: TGPA-ZOU ZOU <tgpa-zou@edcgov.us>  
Subject: Re: FAX number for Comment Forms?  
To: "Linnea Marengo" <ldmarengo@yahoo.com>  
Date: Friday, June 22, 2012, 1:01 PM

Yes, [530-642-0508](tel:530-642-0508). I will add this to the form.

Thanks  
Shawna

On Fri, Jun 22, 2012 at 6:58 AM, Linnea Marengo <ldmarengo@yahoo.com> wrote:

| Is there a FAX number for public comment forms to be returned to you?

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Thank you.



TGPA-ZOU ZOU &lt;tgpa-.ou@edcgov.us&gt;

---

**RE: EDAC answer**

1 me. sage

Abraham, T &lt;tabraham@marshallmedical.org&gt;

Fri, Jun 22, 2012 at 12:18 PM

To: hidahl@aol.com, maargyres@comcast.net

Cc: tgpa-zou@edcgov.us, kimberly.kerr@edcgov.us, jeff.h@ix.netcom.com, arowett@pacbell.net, wmwelty@gmail.com, rich\_stewart@sbcglobal.net, jlb87@aol.com, gordon@the-helm.net, mranalli@aol.com

It is great to see us all getting up to speed and the patience and respect we are showing each other along the way. I find that encouraging, especially since we have people involved from every area of the County.

We're getting there.

T Abraham  
Marshall Medical Center  
[530.344.5429](tel:530.344.5429)

---

**From:** [Hidahl@aol.com](mailto:Hidahl@aol.com) [mailto:[Hidahl@aol.com](mailto:Hidahl@aol.com)]**Sen.:** Fri 6/22/2012 11:06 AM**To:** [maargyres@comcast.net](mailto:maargyres@comcast.net)**Cc:** [TGPA-ZOU@edcgov.us](mailto:TGPA-ZOU@edcgov.us); [kimberly.kerr@edcgov.us](mailto:kimberly.kerr@edcgov.us); [jeff.h@ix.netcom.com](mailto:jeff.h@ix.netcom.com); [arowett@pacbell.net](mailto:arowett@pacbell.net); [wmwelty@gmail.com](mailto:wmwelty@gmail.com); [rich\\_stewart@sbcglobal.net](mailto:rich_stewart@sbcglobal.net); [jlb87@aol.com](mailto:jlb87@aol.com); Abraham, T; [gordon@the-helm.net](mailto:gordon@the-helm.net); [MRanalli@aol.com](mailto:MRanalli@aol.com)**Subject:** Re: EDAC answer

Hi Maryann,

Thank you for your response. After multiple meetings with representatives of EDAC (T. Abraham, Gordon Helm, Jim Brunello and Mike Ranalli) the EDHAPAC has a much better understanding and appreciation for EDAC's role in the TGPA/ZOU change process. As our collective 'working group' discussed Wednesday night, the proposed Dixon Ranch project off of Green Valley Road has been one of the primary drivers that has energized our community to actively re-engage in the County planning process. We have seen very little growth in EDH over the past three years (mostly commercial), which diminished our community involvement. If the Dixon Ranch project had been proposed two years ago, we would have invariably been more involved in EDAC's activities in the early stages. The evolution of EDAC from being focused on Economic Development to Regulatory Reform was not obvious to many of us.

We have had County staff attend some of our meetings, which has been very helpful, but its difficult to digest everything that has happened over a 2+ year period in a 2 hour discussion. Jim recently presented several slides to our group which really helped describe the EDAC process and some of the 'benchmark' documentation that is available amongst all of the EDAC and County records.

We have another working group meeting scheduled next Monday to further our dialogue and complete a modified version of our matrix.

Thanks for your volunteer service on behalf of all of the residents of El Dorado County.

Best Regards, John

In a message dated 6/21/2012 3:01:30 P.M. Pacific Daylight Time, [maargyres@comcast.net](mailto:maargyres@comcast.net) writes:



TGPA-ZOU ZOU &lt;tgpa-.ou@edcgov.us&gt;

---

**RE: EDAC answer**

1 me. sage

Abraham, T &lt;tabraham@marshallmedical.org&gt;

Fri, Jun 22, 2012 at 12:18 PM

To: hidahl@aol.com, maargyres@comcast.net

Cc: tgpa-zou@edcgov.us, kimberly.kerr@edcgov.us, jeff.h@ix.netcom.com, arowett@pacbell.net, wmwelty@gmail.com, rich\_stewart@sbcglobal.net, jlb87@aol.com, gordon@the-helm.net, mranalli@aol.com

It is great to see us all getting up to speed and the patience and respect we are showing each other along the way. I find that encouraging, especially since we have people involved from every area of the County.

We're getting there.

T Abraham  
Marshall Medical Center  
[530.344.5429](tel:530.344.5429)

---

**From:** [Hidahl@aol.com](mailto:Hidahl@aol.com) [mailto:[Hidahl@aol.com](mailto:Hidahl@aol.com)]**Sen.:** Fri 6/22/2012 11:06 AM**To:** [maargyres@comcast.net](mailto:maargyres@comcast.net)**Cc:** [TGPA-ZOU@edcgov.us](mailto:TGPA-ZOU@edcgov.us); [kimberly.kerr@edcgov.us](mailto:kimberly.kerr@edcgov.us); [jeff.h@ix.netcom.com](mailto:jeff.h@ix.netcom.com); [arowett@pacbell.net](mailto:arowett@pacbell.net); [wmwelty@gmail.com](mailto:wmwelty@gmail.com); [rich\\_stewart@sbcglobal.net](mailto:rich_stewart@sbcglobal.net); [jlb87@aol.com](mailto:jlb87@aol.com); Abraham, T; [gordon@the-helm.net](mailto:gordon@the-helm.net); [MRanalli@aol.com](mailto:MRanalli@aol.com)**Subject:** Re: EDAC answer

Hi Maryann,

Thank you for your response. After multiple meetings with representatives of EDAC (T. Abraham, Gordon Helm, Jim Brunello and Mike Ranalli) the EDHAPAC has a much better understanding and appreciation for EDAC's role in the TGPA/ZOU change process. As our collective 'working group' discussed Wednesday night, the proposed Dixon Ranch project off of Green Valley Road has been one of the primary drivers that has energized our community to actively re-engage in the County planning process. We have seen very little growth in EDH over the past three years (mostly commercial), which diminished our community involvement. If the Dixon Ranch project had been proposed two years ago, we would have invariably been more involved in EDAC's activities in the early stages. The evolution of EDAC from being focused on Economic Development to Regulatory Reform was not obvious to many of us.

We have had County staff attend some of our meetings, which has been very helpful, but its difficult to digest everything that has happened over a 2+ year period in a 2 hour discussion. Jim recently presented several slides to our group which really helped describe the EDAC process and some of the 'benchmark' documentation that is available amongst all of the EDAC and County records.

We have another working group meeting scheduled next Monday to further our dialogue and complete a modified version of our matrix.

Thanks for your volunteer service on behalf of all of the residents of El Dorado County.

Best Regards, John

In a message dated 6/21/2012 3:01:30 P.M. Pacific Daylight Time, [maargyres@comcast.net](mailto:maargyres@comcast.net) writes:

J. ne 21, 2012

Mr. John Hidahl  
Chairperson, APAC  
El Dorado Hills Area Planning Advisory Committee  
[hidahl@aol.com](mailto:hidahl@aol.com)

Dear Mr. Hidahl,

I wanted to confirm with you that the Economic Development Advisory Committee (EDAC) has received your request to complete the El Dorado Hills Area Planning Advisory Committee (EDHAPAC) Targeted General Plan and Comprehensive Zoning Ordinance Update Analysis Matrix. There was a significant delay in this communication because I received it as a forwarded email much later than you originally sent it.

As stated in the matrix heading, many of the proposed Targeted General Plan Amendments and Zoning Ordinance Update revisions have come from multiple entities. EDAC believes the only official way to submit your request is to send it directly to the County. By doing this, it will ensure the response to your request is adequately addressed. This entire process is contingent upon communication with the County through the appropriate channels. EDAC is not that channel, merely a participant in the innumerable discussions.

The Economic Development Advisory Committee strongly supports community groups, organizations and individuals educating themselves on the issues that will impact them. For well over two years, this has been the format for all of our Regulatory Reform subcommittee work. We found that engaging as many people as possible ensured better and more well rounded results. All of our meetings also included County staff as part of the discussions.

Please do not hesitate to contact me should you feel I can be of more assistance. EDAC commends you and your group for contributing your thoughts.

Maryann Argyres  
EDAC Chairperson  
[maargyres@comcast.net](mailto:maargyres@comcast.net)



# TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE UPDATE

*True July 90*

## Scoping Meeting Comment Form

Comments should address the significant environmental issues and reasonable alternatives and mitigation measures which El Dorado County will need to have explored in the draft Environmental Impact Report on the Targeted General Plan Amendment and Zoning Ordinance Update.

Please check the meeting you attended :

El Dorado, May 30

El Dorado Hills, June 7

Greenwood, June 18

Somerset, June 20

Camino, June 21

South Lake Tahoe, June 25

Cameron Park, June 27

Placerville, June 28

Name: Jeanne Harper

Address: P.O. Box 291  
Pollock Pines 95726

Would you like to receive e-mail updates on this project? Yes  No

Your E-mail Address: jmharp2@comcast.net

1. Camino/Pollock Pines - 3 communities? What are the 3 communities referred to in Camino, Cedar Grove, Pollock Pines

2. Pollock Pines does not want any traffic lights.

3. Planning dept. could decrease processing time if size of project had a direct correlation to steps to completion. Small signage projects should not require the same steps as a large building.

4. Assistance w/ abusive ADA compliance issues - infrastructure to include county assistance in unincorporated areas.

Please use reverse for additional comments

If you did not finish your comments at the time of the meeting, please send them to:

Shawna Purvines, Senior Planner  
Development Services Department  
2850 Fairlane Court  
Placerville, CA 95667  
or: shawna.purvines@edcgov.us

110039







TGPA-ZOU ZOU &lt;tgpa-.ou@edcgov.us&gt;

---

**RE: EDAC answer**

1 me. sage

Abraham, T &lt;tabraham@marshallmedical.org&gt;

Fri, Jun 22, 2012 at 12:18 PM

To: hidahl@aol.com, maargyres@comcast.net

Cc: tgpa-zou@edcgov.us, kimberly.kerr@edcgov.us, jeff.h@ix.netcom.com, arowett@pacbell.net, wmwelty@gmail.com, rich\_stewart@sbcglobal.net, jlb87@aol.com, gordon@the-helm.net, mranalli@aol.com

It is great to see us all getting up to speed and the patience and respect we are showing each other along the way. I find that encouraging, especially since we have people involved from every area of the County.

We're getting there.

T Abraham  
Marshall Medical Center  
[530.344.5429](tel:530.344.5429)

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**From:** [Hidahl@aol.com](mailto:Hidahl@aol.com) [mailto:[Hidahl@aol.com](mailto:Hidahl@aol.com)]**Sen.:** Fri 6/22/2012 11:06 AM**To:** [maargyres@comcast.net](mailto:maargyres@comcast.net)**Cc:** [TGPA-ZOU@edcgov.us](mailto:TGPA-ZOU@edcgov.us); [kimberly.kerr@edcgov.us](mailto:kimberly.kerr@edcgov.us); [jeff.h@ix.netcom.com](mailto:jeff.h@ix.netcom.com); [arowett@pacbell.net](mailto:arowett@pacbell.net); [wmwelty@gmail.com](mailto:wmwelty@gmail.com); [rich\\_stewart@sbcglobal.net](mailto:rich_stewart@sbcglobal.net); [jlb87@aol.com](mailto:jlb87@aol.com); Abraham, T; [gordon@the-helm.net](mailto:gordon@the-helm.net); [MRanalli@aol.com](mailto:MRanalli@aol.com)**Subject:** Re: EDAC answer

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Maryann Argyres  
EDAC Chairperson  
[maargyres@comcast.net](mailto:maargyres@comcast.net)



12 JUN 27 AM 11:39  
RECEIVED  
PLANNING DEPARTMENT

**DIAMOND SPRINGS AND EL DORADO  
COMMUNITY ADVISORY COMMITTEE**  
Diamond Springs Fire Station  
501 Main Street  
Diamond Springs, CA 95916

**June 21, 2012**

---

Shawna Purvine  
County of El Dorado,  
Development Services Department, Planning Services,  
2850 Fairlane Court, Building "C,"  
Placerville, CA 95667

**Subject: NOTICE OF PREPARATION for THE EL DORADO COUNTY TARGETED  
GENERAL PLAN AMENDMENT AND ZONING ORDINANCE**

The Diamond Springs-El Dorado Advisory Committee takes strong exception with the implication in the NOP that the recreation issues in Diamond Springs-El Dorado Community Region (DS-El Do CR) will somehow be corrected by future individual development projects and thus will not be addressed in the Targeted General Plan Amendment And Zoning Ordinance for which the EIR is being prepared. It is irresponsible for El Dorado County to expect individual developers to assume and fix the burden of years of neglecting the recreation needs of the Diamond Springs-El Dorado residents.

The 2012 El Dorado County Parks and Trails Master Plan identifies Diamond Springs-El Dorado community region, which currently has no parks, as needing four neighborhood parks to meet the needs of the existing population. The Plan says "The need for neighborhood parks in these areas is already significant". Another quote from the Master Plan:

"In addition, the El Dorado County General Plan Housing Element identifies the need to provide affordable housing with adequate amenities and facilities, including proximity to parks. Both the General Plan Land Use and Housing Elements have designated the Diamond Springs and El Dorado areas as locations to absorb a significant portion of the County's Regional Housing Needs Allocation for moderate and below moderate incomes. These areas also have the greatest impact on overutilization of parks in the City of Placerville."

Since the General Plan was approved in 2004, numerous developments have been approved or are well into their planning phase, and there has been no progress on providing the parks the residents need. On May 1, 2012, El Dorado County approved a

120688

circulation map for a portion of the (DS-El Do CR) that will accommodate the transportation needs of approximately 7 new subdivisions with 1,112 new lots and 85 apartments; where are the maps showing the location of the parks for the existing population and the parks for all these future residents?

The proposed General Plan Amendment and Zoning Ordinance Update should clarify the requirement for new development projects to provide and maintain improved ("turn-key") park sites to serve new residents if impact fees and/or annexation to a recreation service district/provider is not possible.

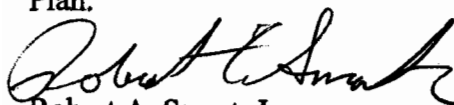
If new development is allowed to proceed without providing the parks needed to serve the new population this serious problem will be exacerbated.

The existing General Plan requires the following:

- Policy 9.2.2.2 - New development projects creating community or neighborhood parks shall provide mechanisms (e.g., homeowners associations, or benefit assessment districts) for the ongoing development, operation, and maintenance needs of these facilities if annexation to an existing parks and recreation service district/provider is not possible.
- Policy 9.2.2.5 - The County shall establish a development fee program applicable to all new development to fund park and recreation improvements and acquisition of parklands such that minimum neighborhood, community, and regional park standards are achieved. This fee is in addition to Quimby Act requirements that address parkland acquisition only. The fee will be adjusted periodically to fully fund the improvements identified in the Parks and Capital Improvement Program concurrent with development over a five-year period.

There is no Community Service District or Recreation District to serve the needs of the Diamond Springs-El Dorado Community region. For budget reasons, the County eliminated its Parks and Recreation Department and currently there is no entity addressing recreation needs for the area.

The current need for parks in the Diamond Springs-El Dorado Community Region is called "significant" in the Parks and Trails Master Plan. At a minimum, the scope of the Targeted General Plan Amendment and Zoning Ordinance needs to be expanded to address the current and future recreation needs in the Diamond Springs-El Dorado Community Region, and potentially the other underserved areas identified in the Master Plan.



Robert A. Smart, Jr.  
Chairperson

Hill Ranch input  
Ranch Marketing Ord.

6-21-12  
Camino

B.4 Concurrency. We sell lots of ag products not grown in the county as do most the farms. Nuts, Dried fruits, special olives etc. I'm curious what harm does that do that makes you want to make it illegal, it helps the farmer pay bills when he gets froze out.  
"throw this one out"

B.5 What is this? Max Ranch marketing!  
On a 10 acre parcel we're already limited to 5 acres of Ranch marketing because you must have 5 acres of planted crop. once you get over 10 acres and certainly when you have over 20 acres a limit is stupid.

We have between 9 & 10 acres of what the county describes as Ranch Marketing, on over 31 acres. Are we gonna have to spend hundreds of thousands on a S.U.P or bulldoze half our operation?

Jerry Visman

644. 2950

110040

D.

D.L.C

Why the limit of 100 sq Ft of indoor seating, business increases a little every year, the time will come when many of us will need to expand. High Hill needs more seating now, but if we have to spend tens of thousands of dollars on a S.U.P in addition to some of the highest building permit fees in the universe we can't do it. Remember we're only open 3 or 4 months a year, and spend what money we make digging out of the hole a crop loss puts us in. Two years ago it rained on 5 or 6 of the big weekends we lost money that year, so it's not just frost that gets us. I've read the whole ordinance I can't find one thing that's good for us. Remember - chapter 17.36 #17.36.010 Purpose - it states promote and encourage ag to increase the economic viability, this new ordinance does just the opposite. Apple Hill generates more tourism dollars than just about any thing else in the county and whoever's writing the ordinance wants to put it out of business.

## D.2 Handicrafts

D.2.b Aq commissioner review - Why?  
on a 10 acre parcel you have  
5 acre of aq, your house with yard,  
a sales building, an aq building  
a parking lot, any area left for  
crafters would be small, it's a  
self limiting situation.

besides Crafters are usually the  
older generation and were losing  
them. El Dorado orchards can only  
fill half their spaces, High Hill has  
open spots too. The county doesn't  
need to run these people out  
of business mother nature will do  
it for you!

D.2.c Crafter limits - who comes up with  
this and based on what.  
We've tried to get more crafters  
so has El Dorado orchards they've  
ain't that many out there. Once  
you get over 20 acres you have  
Room for what ever you want.  
"throw this one out"



D.3

Family oriented activities - Hayrides, Haymazes, Pony rides, tractor rides etc are allowed, but grandpa taking the grandkids fishing is illegal. I get the feeling this is more of a personal attack on High Hill by who ever's written this. Would you drive 2 or 3 hours with the whole family grandpa included just to buy a bag of apples probably not. Part of the draw of apple hill is that's its fun for the whole family grandpa included. So lets ruin it with this ordinance.

D.4

Why the 500 foot limit on Retail sales, that's a tiny building once you put in shelves and displays and allow for your A.D.A access it doesn't work, 1000 foot limit for over 20 acre parcels or better yet no limit, what's the reason for a limit, more sales more sales tax, government needs money right.

### SPECIAL USE PERMIT

E

100 foot limit on indoor seating.

E.1.

Why this 100 Foot limit? when it rains if you don't have a place for the customer to get out of the weather they go home.

think about it 100 sq Foot add in tables and chairs that doesn't leave much room for people. It's stupid throw it out, it seems as if this ordinance is being written just to generate massive spending by the poor farmer on S.U.P.

E.S

Visitor Servicing Uses. what is this? why the attack on fishing, its just another family activitie, one of the more popular ones "throw it out"

I think you already have an ord. that deals with camping and R.V, any way

G.1

Conditional Use Permit.

Its been my experience that when a administrative use permit was all that was needed it wasn't applied and that the much more expensive S.U.P. was demanded

G.2

at 100<sup>o</sup> per hour and sometimes 250<sup>o</sup> for a 2 minute conversation because of the 15 minute minimum charge, this complete addressing of all uses will quickly add up to tens of thousands of dollars. if a farmer wants to improve or add one single part to his operation that should be all thats looked at. there should be an agreed upon amount not this open check book the county wants us to leave them. Work one hour charge for 3

H.5.

Say for instance the county forces me to get a S.U.P for my little fishing pond, then a couple years later I need to add to my pie house or apple stand I'd have to spend thousands of dollars on a SUD revision even though Pie and apple buildings are allowed by right. why?

I

I.3

The Planning director should have to follow the Ag. Commission recommendations. the planning director's mission seems to be generate money with S.U.P's Don't leave it up to him.

my two cents!

Ask around when was the last time anybody put a decent apple orchard in. Grapes are what's getting planted. This ordinance is just another nail in Apple Hill's coffin. We lost money 2 of the last 3 year frost one year, rain on Sat & of the big weekends the next. We know what we need to survive not someone who sits behind a desk all day!



MIWOK  
MAIDU

United Auburn Indian Community  
of the Auburn Rancheria

David Keyser  
Chairman

Kimberly DuBach  
Vice Chair

Gene Whitehouse  
Secretary

Brenda Adams  
Treasurer

Calvin Moman  
Council Member

12 JUN 29 PM 2:28

RECEIVED  
PLANNING DEPARTMENT

June 21, 2012

Shawna Purvines  
Senior Planner  
Development Services Department, Planning Services  
2850 Fairlane Court

Subject: Targeted General Plan Amendment (TGPA), Draft Environmental Impact Report (DEIR), El Dorado County

Dear Ms. Purvine,

Thank you for initiating formal consultations with the United Auburn Indian Community (UAIC) of the Auburn Rancheria. The UAIC would like to consult on the Targeted General Plan Amendment (TGPA), Draft Environmental Impact Report (DEIR), El Dorado County. The UAIC is comprised of Miwok and Nisenan (Southern Maidu) people whose tribal lands are within Placer County and ancestral territory spans into Eldorado, Nevada, Sacramento, Sutter, and Yuba counties. The UAIC is concerned about development within its aboriginal territory that has potential to impact the lifeways, cultural sites, and landscapes that may be of sacred or ceremonial significance. We appreciate the opportunity to comment on this and other projects in your jurisdiction.

We would like to make a few general points for consideration in developing the scope and content of the Targeted General Plan Amendment (TGPA), Draft Environmental Impact Report (DEIR), El Dorado County:


- The UAIC recommends that projects within the Targeted General Plan Amendment (TGPA), Draft Environmental Impact Report (DEIR), El Dorado County jurisdiction be designed to incorporate known cultural sites into open space or other protected areas;
- The UAIC is interested in holding conservation easements for culturally significant prehistoric sites;
- The UAIC would like the opportunity to provide Tribal representatives to monitor projects if excavation and data recovery are required for prehistoric cultural sites, or in cases where ground disturbance is proposed at or near sensitive cultural resources;
- The UAIC is interested in receiving cultural materials from prehistoric sites where excavation and data recovery has been performed;

120087

- The UAIC would like to receive copies of environmental notices and documents for projects within the jurisdiction of the Targeted General Plan Amendment (TGPA), Draft Environmental Impact Report (DEIR), El Dorado County;
- The UAIC would like to receive all confidential cultural and archaeological reports within the jurisdiction of the Targeted General Plan Amendment (TGPA), Draft Environmental Impact Report (DEIR), El Dorado County.

Thank you again for taking these matters into consideration, and for involving the UAIC early in the planning process. We look forward to reviewing the aforementioned documents as requested. Please contact Marcos Guerrero, Tribal Historic Preservation Officer, at (530) 883-2364 or email at [mguerrero@auburnrancheria.com](mailto:mguerrero@auburnrancheria.com) if you have any questions.

Sincerely,



David Keyser,  
Chairman

CC: Marcos Guerrero, THPO



# TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE UPDATE

## Scoping Meeting Comment Form

Comments should address the significant environmental issues and reasonable alternatives and mitigation measures which El Dorado County will need to have explored in the draft Environmental Impact Report on the Targeted General Plan Amendment and Zoning Ordinance Update.

Please check the meeting you attended :

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Camino, June 21

South Lake Tahoe, June 25

Cameron Park, June 27

Placerville, June 28

Name: Eileen Crim

Address: 5120 Clear Creek Rd.  
Placerville, CA 95667

Would you like to receive e-mail updates on this project? Yes   
No

Your E-mail Address: \_\_\_\_\_

Thank you for helping to  
preserve the rural atmosphere of  
El Dorado County. Eileen Crim

\*Submitted w/ PV-014-SP Area Plan +  
Sacramento-Placerville Transportation Corridor  
Master Plan

7-9-12  
2:45pm

If you did not finish your comments at the time of the meeting, please send them to:

Shawna Purvines, Senior Planner  
Development Services Department  
2850 Fairlane Court  
Placerville, CA 95667

or: shawna.purvines@edcgov.us

Please use reverse for additional comments

11008B





TABLE 4-6  
 FUNDING UNCONSTRAINED SHORT AND LONG TERM(Cont'd)  
 ROADWAY CAPITAL IMPROVEMENT PROJECTS LIST

Roadway Units	Short Term		Long Term	
	Improvement	Cost	Improvement	Cost
US Highway 50'				
County Line/Latrobe Road	Widen to 12 lanes	\$10,300,000		
Latrobe Road/Bass Lake Road	Widen to 12 lanes	\$28,400,000		
Bass lake Road/Cambridge	Widen to 10 lanes	\$15,600,000		
Cambridge Road/Cameron Park	Widen to 10 lanes	\$14,500,000		
Cameron Park/Shingle Springs	Widen to 10 lanes	\$17,900,000		
Shingle Springs/E. Shingle Springs	Widen to 6 lanes	\$5,200,000		
E. Shingle Springs/Greenstone road	Widen to 6 lanes	\$5,700,000		
Greenstone Road/El Dorado Road	Widen to 6 lanes	\$5,500,000		
El Dorado Road/Missouri flat Road	Widen to 6 lanes	\$3,200,000		
Missouri Flat Road/Fairgrounds Road	Widen to 10 lanes	\$6,900,000		
Fairgrounds Road/W. Placerville Drive	Widen to 6 lanes	\$3,500,000		
W. Placerville Drive/End Freeway	Widen to 8 lanes(fwy)	\$1,600,000		
End Freeway/Begin Freeway	Downtown Phase I	\$35,000,000	Downtown Phase II	\$150,000,000
Begin Freeway/Shell School Road	Widen to 6 lanes	\$4,500,000		
Shell School Road/Academy Interchange	Widen to 6 lanes	\$5,300,000		
End Freeway/Camino	Widen to 4 lanes(fwy)	\$800,000		
Camino/Begin Freeway	Widen to 4 lanes(fwy)	\$800,000		
End Freeway/Ice House Road	Widen to 4 lanes(fwy)	\$5,700,000		
Ice House Road/Echo Lake Road	Widen to 4 lanes(div)	\$69,800,000		
Latrobe Road/El Dorado Hills Boulevard	Modify interchange	\$8,000,000		
Silva Valley	New interchange	\$17,000,000		
Bass Lake Road	Modify interchange	\$12,000,000		
Russel Ranch	Modify interchange	\$15,000,000		
S. Shingle Springs/Ponderosa	Modify interchange	\$15,000,000		
Missouri Flat Road	Modify interchange	\$11,000,000		

ATTACHED

This is scary! Eileen Crim

HEART OF THE CITY

# People, Places, Open Spaces

The Green leadership of Portland, Oregon, is built on these three fundamental elements.

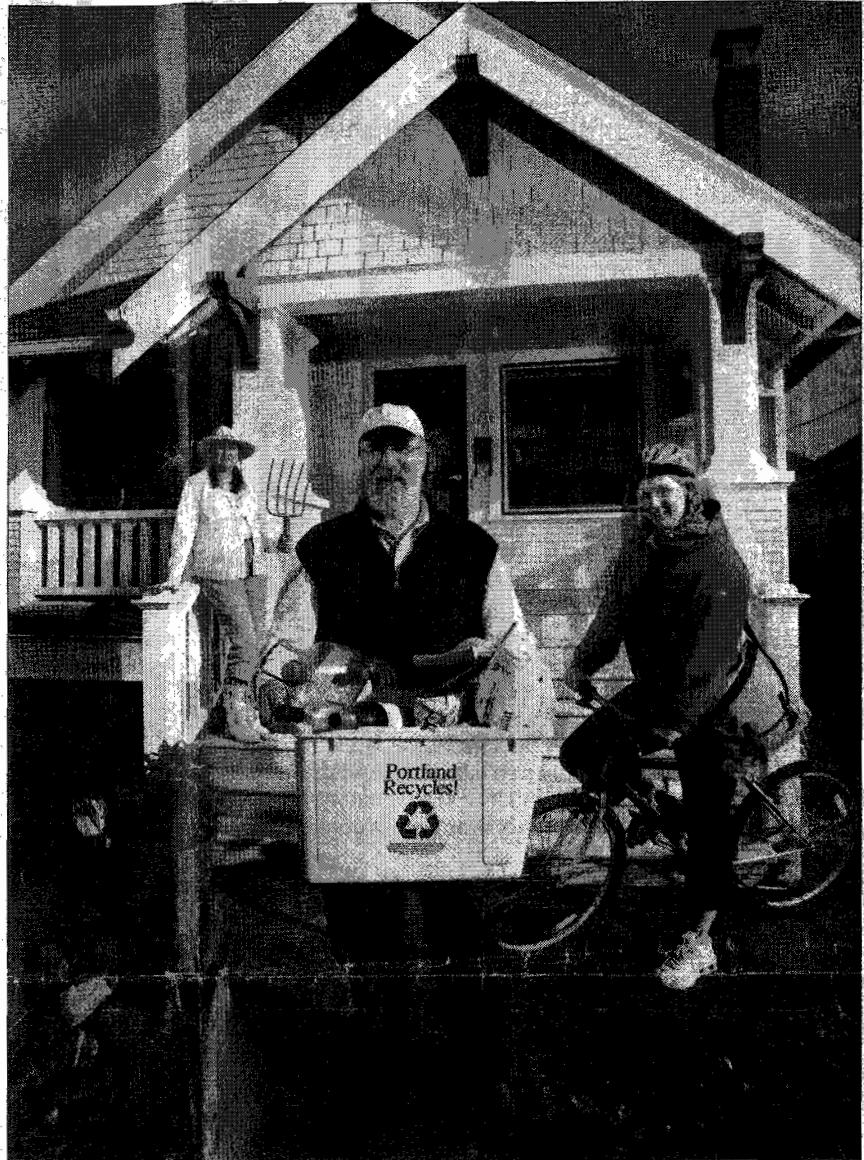
**I**N PORTLAND, Oregon, we eat inconvenient truths for lunch. And that would be a lunch of wild-caught salmon and locally grown greens in nonsmoking restaurants.

At the very least, we dip those truths in our fresh-brewed, shade-grown coffee and snack on them with our microbrews.

It's hard not to be smug here. From my vantage point up on Council Crest, Portland's tallest peak at 1,073 feet, I watch thin wisps of cloud streak a perfectly delicious sky. I have a crystalline 360-degree view—of mounts Rainier, St. Helens, Hood, Jefferson and Adams, all tall peaks in the rugged Cascade range to the east; the Willamette River that divides Portland into east and west; the Coast Range mountains, that jaggy hump to the west that separates us from the Oregon coast; and south into the Willamette Valley's lush farmland.

Below me, Portland seems to be basking in its near-mythic reputation as one of America's most livable cities. The Rose City has been infused and inspired for decades by forward-thinking leadership; Oregon, especially Portland, was Green before Green became an attitude and a mandate.

I can make out light-rail cars and the tracks that grid the city from downtown to the airport, with more to come. I see well-used bike lanes and curbside recycling



containers, and if I squint, I can just make out Portland's Office of Sustainable Development, the METRO recycling station that turns old paint into new paint, and the tremendous strides we've made in reducing carbon dioxide emissions. (In 1993, Portland became the first U.S. city to adopt a strategy to reduce those heat-trapping gas emissions that Al Gore and many scientists say are responsible for global warming.)

Here, it seems, everybody can eloquently and liberally toss in their two cents about land-use planning, urban growth boundaries, our 5-cent beverage-container deposit, clean air, clean water, sustainability and all things Green.

## OUR GREEN MENTOR

Mention Oregon's history of sustainability (or what we used to call "ecology" in junior high), and one name always percolates to the top: Gov. Tom McCall. Elected to the post in 1966, he built a career doing the right

## HEART OF THE CITY



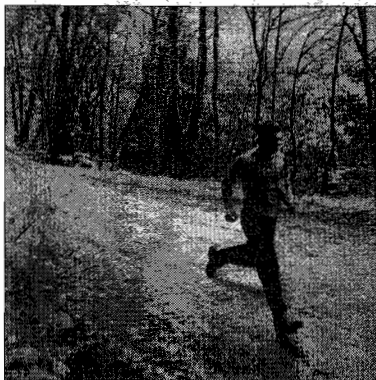
things for Oregon livability. He may be best known for his pithy admonition, ostensibly to Californians, "Come visit us again and again. This is a state of excitement. But for heaven's sake, don't move here to live."

McCall's legacy includes landmark legislation to make public and regulate all of Oregon's vast coastline; House Bill 1036, Oregon's first-in-the-nation "Bottle Bill" requiring a deposit on all bottles and cans; and several major land-use protection bills that helped strike a balance between economic development, on which he was tremendously bullish, and Oregon's land, of which he was tremendously proud and protective.

The man's livability ethic has infused everything we've done since, and Portland, bless its heart, has continued to lead the way on a variety of fronts, such as turning downtown in the 1970s into the pedestrian-friendly and vibrant hub it is today, curbside recycling (which we started in 1983), and creating a detailed and far-reaching plan to seriously reduce carbon emissions by 2010.

## ONLY THE BEST

There's no way to spare you the litany of Portland's recent "bests." In the last three years, for example, *Grist* magazine called us the second-Greenest city in the world, while MSN.com's City Guides puts us among the 10 Greenest cities in America. OK, we'll have to try a little harder. But we grabbed the No. 1 spot on SustainLane.com's 2006 list of America's most sustainable big cities, *Men's Journal* called



us the best place to live in the United States, *Prevention* (and the American Podiatric Medical Association) in 2006 called us the best walking town in America, and *Bicycling* says we're the best cycling city in America. I could go on. OK, I will. *Outside* magazine ranks us as one of the 10 perfect towns that have it all. No less an authority than *Reader's Digest* says we're America's cleanest city. And Frommer's Guidebooks listed us as one of the world's top travel destinations for 2007.

Below me, Portland seems to be basking in its near-mythic reputation as one of America's most livable cities.

We got there for a reason. People here pay attention and take action. The city of Portland boasts its own 40-person Office of Sustainable Development, created in 2000. Its mission is to "provide leadership and contribute practical solutions to ensure a prosperous community where people and nature thrive, now and in the future."

Our tri-county regional governing body, METRO, with its "People. Places. Open Spaces" motto, oversees ambitious sustainability programs and goals, protects open spaces, cares for parks, undertakes rigorous land-use planning, and manages garbage disposal and ambitious recycling efforts (including reclaiming and recycling the aforementioned old paint).

Even the Oregon Zoo, which falls under the purview of METRO, brags about its Green Team and its ongoing sustainability programs, including water conservation, energy efficiency, recycling, herbivore-influenced composting, waste reduction (like cornstarch beverage cups that are 100 percent compostable) and solar-powered trash compactors.

Oregon's only *Fortune* 500 company, Nike, in nearby Beaverton, has become a major player in sustainability, earning U.S. Green Building Council LEED (Leadership in Energy and Environmental Design) Gold and Silver certifications. Nike is committed to recycling efforts (including its successful Reuse-A-Shoe program), use of organic cotton, elimination of all PVC from its products, and on and on.

## BUT WHAT'S AHEAD?

We didn't get where we are by resting on our rose-petaled laurels. And we face challenges that will require diligence, vigilance and an eye to the future. Statewide, voters recently passed Measure 37, undoing much of Oregon's land-use planning clout. (Measure 49 was passed in 2007 to amend it.) Wind-power giant Vestas Americas, a division of Vestas Wind Systems, has parked its new North American headquarters in Portland, but up the Columbia River (protected since 1986 by the Columbia River Gorge National Scenic Area Act), UPC Wind Partners is exploring the erection of 40 or so 112-foot-tall windmills. These would generate power, but residents are complaining that they would also damage the view, make unnecessary noise and put native birds at risk.

Funding for light rail grows ever more expensive and elusive; the need for buildable land essential for economic expansion pushes Portland's boundaries out into what's historically been some of the most verdant farmland anywhere. And our Willamette River isn't quite as clean as it used to be.

But up here at Council Crest, I can't help cracking a grin as I look around. Somewhere, I'm pretty sure, Gov. McCall is doing the same. It really is Green down there.—Don Campbell

PERSONS AND ORGANIZATIONS CONTACTED

The United States Department of Agriculture, Soil Conservation Service,  
El Dorado County - Linden Brooks, Conservationist

Consulting Soils Scientist and Remote Sensing Specialist - Charles Goudey

Consulting Geologist - George Wheeldon

El Dorado Irrigation District - Harry Dunlop, Manager

Gold Oak Union Elementary School - Harvey Hall, Principal

Pleasant Valley Fire Department - John Williamson, Fire Chief

El Dorado County Planning Department

Kenneth Milam - Planning Director  
James Ingram - Principal Planner  
Doug Noble - Senior Environmental Planner  
Wendy Reid - Senior Planner  
Ross Hutchinson - Associate Planner  
Arlan Nickel - Associate Planner  
Sam Gillion - Associate Planner

El Dorado County Health Department - Dr. Curtiss Weidmer, Director

Division of Environmental Health - Steve Walker, Director  
Intern Environmental Geologist - Joe Norton

Department of Public Works - Art Cort, Director

Assistant Director - Steve Jackson  
Associate Engineer - Ken Purcell

Local Transportation Commission and Local Agency Formation Commission  
(LAFCO) - Kenneth Milam, Director

The Ad Hoc Citizens Planning Committee for the Pleasant Valley-Oak Hill-  
Sly Park Area:

Mrs. Eileen Crim -  
Mr. George Peabody -  
Mrs. Beverly Herzog -  
Mrs. Mary Jane Battaglia -  
Mr. Roger Bartlett -  
Mr. Milton Mulligan -  
Mr. Cecil Thompson -

**WHAT I VALUE IN EL DORADO COUNTY**  
(Would like to see preserved)

El Dorado Trail

Participatory Government

Individuality of our communities

Rural Atmosphere

Natural Resources

Tree covered two lane roads

Open Space

Opportunities to walk and ride bicycles and safely walk dog

Clean Air

Health and safe place to raise children

Quiet neighborhoods

Good schools

*Colleen Crim*  
7/9/12



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**Re: Comments Regarding TGPA-ZOU**

1 message

---

Shawna Purvines <shawna.purvines@edcgov.us>  
To: taani1@aol.com  
Cc: TGPA-ZOU@edcgov.us

Wed, Jun 20, 2012 at 3:29 PM

Hi Taani,

Your e-mail has been added to the Targeted General Plan Amendment and Zoning Ordinance Update notification list.

Thank . ou,  
Shawna Purvines

On Wed, Jun 20, 2012 at 2:30 PM, <taani1@aol.com> wrote:

*M. name is Taani Story and I would like to be on the Administrative Record for the Targeted General Plan Amendment and Zoning Ordinance Update. Please consider this as a part of the Notice of Preparation Public Comments.*

*Name: Taani Story  
Address: 5100 Metate Trail  
Placerville, CA 95667*

*I would like to receive e-mail updates on this project: Yes*

*It is very important to me to provide my clients with my business model available outside my residential structure and on my property which is zoned RE-10. I am certified in EAGALA, an equine assisted counseling, growth, and learning organization, and this work must be conducted outside.*

*I appreciate your attention to this request. If you have any questions, please feel free to call me at 530-409-7016.*

*Sincerely,*

*Taani Story*

[taani1@aol.com](mailto:taani1@aol.com)

--

Shawna L. Purvines  
Sr. Planner  
Development Services  
El Dorado County  
Phone: (530) 621-5362  
[shawna.purvines@edcgov.us](mailto:shawna.purvines@edcgov.us)  
[www.edcgov.us](http://www.edcgov.us)

7/9/12

Edcgov.us Mail - Re: Comments Regarding TGPA-ZOU

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Thank you.



## Fwd: EDAC - Reg. Reform - Weekly Meeting Announcement

1 message

Shawna Purvines <shawna.purvines@edcgov.us>  
To: TGPA-ZOU ZOU <tgpa-.ou@edcgov.us>

Tue, Jun 19, 2012 at 11:35 AM

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

From: <MRanalli@aol.com>

Date: Tue, Jun 19, 2012 at 10:48 AM

Subject: Re: EDAC - Reg. Reform - Weekly Meeting Announcement

To: paul.raveling@sierrafoot.org, gordon@the-helm.net

Cc: rich\_stewart@sbcglobal.net, shawna.purvines@edcgov.us, mike.applegarth@edcgov.us, jlb87@aol.com

Paul,

**Item #1: Horrifically Bad Communications....**

As I indicated before, within the email notification is the ability to add yourself and others. I have personally added you and Rich to the distribution list so you both should be receiving the EDAC/RR email notifications automatically. Confirmed again this morning 6/19.

Also as I mentioned in the meeting last Friday, our distribution records indicate that John HidaHL has been on the distribution list for years (2011 & 2012). So the repeated assertion that APAC was unaware of these proceedings does not square with my understanding. While I understand that the do\_ens of Planning Commission public hearings and Board of Supervisors hearings went completely undetected by APAC until January of 2012 still bothers me.

I accept that the numerous local newspapers who have been covering these proceedings was also somehow missed by the seemingly large number of people in your community whom are gravely concerned about the TGPA/ZOU (LUPPU). We have participants in this process from all reaches of our county, yet APAC was unaware. This responsibility IS NOT solely on the LUPPPU program participants and so repeated assertions that no one notified APAC also bothers me and seems unfair and untrue, thus weakening ongoing dialog and trust.

**Item #2: 6/20 Wed traffic mtg @ normal 3:30pm. 6/27 special meeting at 10am.**

As the weekly notification (below in this thread) clearly indicates, our typical alternate Wednesday traffic meeting starts at 3:30 pm. On June 27, at the request of DOT, there will be a special meeting at 10am, with agenda as indicated.

**Item #3: Your remarks are not complete.**

While it was mentioned by someone in the meeting that the county has disbanded many of the original area planning committees, it was also clarified by Art (our historian), that APAC was NOT one that was disbanded. So if you are looking for that conformation you will not likely find it as your effort has indicated.

This leads me back to Item #1 (Horrifically Bad Communications....)

During the Friday meeting discussion about SOME disbanded committees where three high ranking county officials. In the room was Director Roger Trout, and two Senior Planners (Shawna & Lillian). So, why in the world would you go elsewhere to verify your understanding on this matter.

A discussion with a clerk from the CAO's office or calls to newspaper reporters seem to be another misguided communication resulting in horrible delays in getting your questions answered.

I have repeatedly expressed my great disappointment that reasonable questions are not being directed to the appropriate county department or individuals. The communication seem directed to the BOS or the Press, FIRST, causing further delays.

Very unproductive and ineffective as the progress toward mutual understanding has shown...

Michael

(530) 559-4691

In a message dated 6/18/2012 11:58:48 P.M. Pacific Daylight Time, paul.raveling@sierrafoot.org writes:

Thanks Mike,

It looks like I'm not on the distribution list for these announcements, and appreciate the copies that you're forwarding manually. Do I need to do something else to be added to the list? See item 1 above.

The Friday morning meetings of the Regulatory Reform Subcommittee are now on my iPhone calendar as a weekly-repeating



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mee.ing. The email announcements are good to supplement that, especially because they include an agenda.

Is Wednesday's Traffic & Engineering meeting at 10:00? Last week I'd understood it to be at 3 p.m. [See item #2 above.](#)

I've been trying to track down any record of the County having shut down all APACs and so far have totally struck out. It's not turning up in web searches, it's not in BOS minutes going back to early April, and asking by phone hasn't produced a result yet. The last step in the phone chain was that the clerk in the CAO's office said they'd have a planner call me. In trying an alternate source, I left voicemail for Mike Rafaty but he's out of town for some number of days. Then I left voicemail for Noel Stack, but also haven't heard back from her -- not surprising on a Monday, since VL has a print deadline on Tuesdays. [See item #3 above.](#)

-- Paul

On 6/18/2012 2:44 PM, [MRanalli@aol.com](mailto:MRanalli@aol.com) wrote:

You both should be on this distribution list.  
Just making sure you are aware of the upcoming meetings.  
FYI..M

---

From: [gordon@the-helm.net](mailto:gordon@the-helm.net)  
To: [mranalli@aol.com](mailto:mranalli@aol.com)  
Sent: 6/18/2012 12:05:14 P.M. Pacific Daylight Time  
Subj: EDAC - Reg. Reform - Weekly Meeting Announcement

Having trouble viewing this email? [Click here](#)



El Dorado Economic Advisor. Committee  
Regulation Reform

## EDAC Regulatory Reform Sub-Committee

A stakeholders forum with a notification list of approximately 200 recipients and growing. All members of the public are welcome to attend meetings scheduled at a time to allow the participation of key staff necessary to coordinate County Regulatory Reform using a programmatic approach.

Interested individuals are welcome to participate in working group research and recommendations and are encouraged to get involved with specific functional working groups.

Get Involved!



[Click here for more info.](#)



This Week's Meeting

## THIS WEEK'S MEETING Summar.



- Traffic & Engineering Meeting  
Wednesda. : 3:30 - 5:30PM  
Room 248, (Upstairs, Building C)  
EDC Dept. of Transportation  
2850 Fairlane Ct., Placerville  
(Meetings held alternate Wednesdays)
- Weekl. Reg Reform Subcommittee  
Friday: 8:00 - 10:00AM  
TAC Room  
(Downstairs, Building C)  
EDC Dept. of Planning  
2850 Fairlane Ct., Placerville

 [Send to a Colleague](#)

 [Join Our Mailing List](#)

[Like us on Facebook](#) 

### Reminder(s):

Board of Supervisors on Tuesday, June 26th,  
2012 TAZ map and criteria for comment/direction.

Wednesday June 27th at 10 a.m,  
Special Traffic & Engineering Subcommittee and  
TIM Fee Working Group to discuss TAZ maps and  
criteria. Kimley-Horn and Associates will be  
available to answer questions.

Scoping Begins for General Plan and Zoning  
Update: [Click Here](#)

5/25/2012 Notice of Preparation:  
<http://www.edcgov.us/landuseupdate/>

Click here to view:  
[EDC Board of Supervisor's Meeting Calendar](#)

### Reference Document(s):

Measure Y & Related Traffic Issues  
[TrafficReport.2008.pdf](#)

Business Alliance...Update  
(Master Catalog - 6/15/12)  
[BA.Newsletter\\_Master.Catalog.June15\\_12.pdf](#)

## Traffic Sub-Committee

Location: Room 248, (Upstairs, Building C)  
EDC Dept. of Transportation  
2850 Fairlane Ct., Placerville

When: Wednesday, June 20 at 3:30PM

### Topics:

- Roadway Network, GIS Map, Traffic Analysis Zone (TAZ) Map to update
- Future meeting topics

Contact: Michael Ranalli - [MRanalli@aol.com](mailto:MRanalli@aol.com)

## Reg. Reform S. b- Committee

Location: TAC Room  
(Downstairs, Building C)  
EDC Dept. of Planning  
2850 Fairlane Ct., Placerville

When: Friday, June 22 at 8:00AM

### Agenda:

- As needed introductions & process overview (10 min)
- CAO Coordination team update/reports (10 min)
- EDAC update/reports (10 min)
- Work Groups updates/reports: (30 min)
  - Agriculture, Natural Resources, Rural Lands
  - Low Density Residential
  - Industrial, Commercial & MUD
  - CEQA & General State Compliance
  - Engineering, Traffic & Fire
  - Community ID
- Continued documentation review & public scoping (60 min)
- Future meeting topics (5 min)

Contact: Michael Ranalli - [MRanalli@aol.com](mailto:MRanalli@aol.com)  
or Gordon Helm - [Gordon@helmtech.com](mailto:Gordon@helmtech.com)

Forward this email



This email was sent to [mranalli@aol.com](mailto:mranalli@aol.com) by [gordon@the-helm.net](mailto:gordon@the-helm.net) |  
[Update Profile/Email Address](#) | Instant removal with [SafeUnsubscribe](#). | [Privacy Policy](#).

Helm Technical Services | 5050 Robert J Mathews Parkway | El Dorado Hills | CA | 95762

Paul Raveling  
[Paul.Raveling@sierafoot.org](mailto:Paul.Raveling@sierafoot.org)  
Web site: <http://www.sierafoot.org>

7/3/12

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(916) 933-5826 Home  
(916) 849-5826 Cell phone

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Shawna L. Purvines  
Sr. Planner  
Development Services  
El Dorado Count.  
Phone:(530) 621-5362  
[shawna.purvines@edcgov.us](mailto:shawna.purvines@edcgov.us)  
[www.edcgov.us](http://www.edcgov.us)

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## Notification of El Dorado County Targeted General Plan Amendment & Comprehensive Zoning Code Update

1 message

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Shawna Purvines <shawna.purvines@edcgov.us>

Tue, Jun 19, 2012 at 2:29 PM

To: paulmerriam@sbcglobal.net

Cc: TGPA-ZOU ZOU <tgpa-zou@edcgov.us>

Hi Paul,

I received your voice mail. I have signed you up to receive notification on the Targeted General Plan Amendment and Comprehensive Zoning Ordinance Update. You should start to receive these soon.

Please take a look at the project website at <http://www.edcgov.us/landuseupdate/> It contains all the information on the project, including both current and historical/background information.

The most recent information posted for the Targeted General Plan Amendment & Comprehensive Zoning Ordinance Update is the Notice of Preparation with exhibits including the Environmental Checklist. At this time the County is seeking comments on the Notice of Preparation.

The website includes a public comment form should you wish to submit your comments electronically.

Please let me know that you have received this e-mail. I want to confirm I have your e-mail listed correctly. Should you have any trouble with the website or have additional questions, please do not hesitate to contact me.

Thank you,  
Shawna Purvines

--

Shawna L. Purvines  
Sr. Planner  
Development Services  
El Dorado County  
Phone: (530) 621-5362  
[shawna.purvines@edcgov.us](mailto:shawna.purvines@edcgov.us)  
[www.edcgov.us](http://www.edcgov.us)

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Thank you.



## Fwd: dam failure inundation zoning changes

1. message

Shawna Purvines <shawna.purvines@edcgov.us>  
 To: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

Thu, Jun 21, 2012 at 9:32 AM

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

From: Lillian Macleod <lillian.macleod@edcgov.us>  
 Date: Wed, Jun 20, 2012 at 5:19 PM  
 Subject: Fwd: dam failure inundation zoning changes  
 To: [kmulvany@gmail.com](mailto:kmulvany@gmail.com)  
 Cc: Shawna Purvines <shawna.purvines@edcgov.us>

Dear Ms. Mulvany:

In response to your concerns regarding the Targeted General Plan Amendment to Policy 6.4.1.4 that proposes to remove the prohibition on parcel splits within the Dam Failure Inundation (DFI) areas and the proposed consistency requirements in the draft DFI Combining Zone, I will start with some general information first.

Currently, we have no Dam Failure Inundation Zone, so staff reviews projects against the above General Plan policy, as well as Policy 6.4.2.2 prohibiting critical or high occupancy structures such as hospitals from being constructed in these areas. These policies were not a result of safety measures instituted by the state Office of Emergency Services, but of mitigation measures adopted under the 2004 General Plan. There are no safety measures restricting parcel maps from any of the Federal Energy Regulatory Agency's (FERC) regulated high hazard dams within this county. That would include those dams operated by EID, SMUD, PG&E, and GDPUD.

In drafting this combining zone, it was necessary to research the requirements under the county Office of Emergency Services (OES) Hazard Mitigation Plan. The recommendations were what you now find proposed in the draft DFI Combining Zone. The OES felt that the draft ordinance assured public safety due to their involvement with the state Dept. of Water Resources Emergency Action Planning exercise requirements promoting emergency preparedness, mitigation, and response as well as in their confidence that the specific dams are the well-run, well-maintained, and heavily regulated by FERC and the operators.

Thank you for your comments and I hope this helps in your understanding of the draft ordinance.

Sincerely,

Lillian MacLeod, Senior Planner  
 El Dorado County Development Services Dept.  
 Planning Services  
 2850 Fairlane Court  
 Placerville, CA 95667

(530) 621-6583

e-mail: [lillian.macleod@edcgov.us](mailto:lillian.macleod@edcgov.us)

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

From: Shawna Purvines <shawna.purvines@edcgov.us>  
 Date: Tue, Jun 19, 2012 at 11:42 AM  
 Subject: Re: dam failure inundation zoning changes  
 To: Karen Mulvany <[kmulvany@gmail.com](mailto:kmulvany@gmail.com)>  
 Cc: TGPA-ZOU ZOU <[tgpa-zou@edcgov.us](mailto:tgpa-zou@edcgov.us)>

Hi Karen,

Thank you for following up on that item. The staff member that has the most knowledge about this is out today. I will follow-up with her tomorrow when she returns and get back to you.

Thank you again and it was nice to meet you last night.

Shawna Purvines

Shawna L Purvines

On Tue, Jun 19, 2012 at 10:53 AM, Karen Mulvany <[kmulvany@gmail.com](mailto:kmulvany@gmail.com)> wrote:

Hello Shawna,

It was a pleasure to speak to you last night at the Greenwood meeting, where we discussed the proposed changes in the county's existing dam failure inundation zone requirements, which now prohibit parcel splitting for parcels entirely within such zones, and would, if approved as proposed, newly allow parcel splits and additional development.

It appears that this change stems from a recommendation from the Office of Emergency Management, but I have not been able to locate any background documents online.

Would you be able to provide any publicly available documentation on their reasoning for relaxation of this safety measure? I will pass it on to several other property owners in our community who are interested.

Thank you,

Karen Mulvany

--

Shawna L. Purvines  
Sr. Planner  
Development Services  
El Dorado County  
Phone:(530) 621-5362  
[shawna.purvines@edcgov.us](mailto:shawna.purvines@edcgov.us)  
[www.edcgov.us](http://www.edcgov.us)

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Shawna L. Purvines  
Sr. Planner  
Development Services  
El Dorado County  
Phone:(530) 621-5362  
[shawna.purvines@edcgov.us](mailto:shawna.purvines@edcgov.us)  
[www.edcgov.us](http://www.edcgov.us)

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Thank you.





# TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE UPDATE

## Scoping Meeting Comment Form

Comments should address the significant environmental issues and reasonable alternatives and mitigation measures which El Dorado County will need to have explored in the draft Environmental Impact Report on the Targeted General Plan Amendment and Zoning Ordinance Update.

Please check the meeting you attended :

Name: W CASSEN

Address: 5180 SILENT MEADOW LN  
COLUMBIANA CA 95639

Would you like to receive e-mail updates on this project? Yes   
No

Your E-mail Address: \_\_\_\_\_

El Dorado, May 30

El Dorado Hills, June 7

Greenwood, June 18

Somerset, June 20

Camino, June 21

South Lake Tahoe, June 25

Cameron Park, June 27

Placerville, June 28

Provide for Home Occupation Ordinance outside & with clients

12 JUL - 2 AM 8:11  
RECEIVED  
PLANNING DEPARTMENT

If you did not finish your comments at the time of the meeting, please send them to:

Shawna Purvines, Senior Planner  
Development Services Department  
2850 Fairlane Court  
Placerville, CA 95667  
or: shawna.purvines@edcgov.us

Please use reverse for additional comments

110035





# TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE UPDATE

## Scoping Meeting Comment Form

Comments should address the significant environmental issues and reasonable alternatives and mitigation measures which El Dorado County will need to have explored in the draft Environmental Impact Report on the Targeted General Plan Amendment and Zoning Ordinance Update.

Please check the meeting you attended :

El Dorado, May 30

El Dorado Hills, June 7

Greenwood, June 18

Somerset, June 20

Camino, June 21

South Lake Tahoe, June 25

Cameron Park, June 27

Placerville, June 28

Name: Eleanor Streets

Address: PO Box 268  
Pilot Hill, CA 95664

Would you like to receive e-mail updates on this project? Yes   
No

Your E-mail Address: \_\_\_\_\_

*Good start but with the huge diversity of interests & concerns a more specialized topic break down would be helpful eg. trails, animal keeping, school environments*

If you did not finish your comments at the time of the meeting, please send them to:

Shawna Purvines, Senior Planner  
Development Services Department  
2850 Fairlane Court  
Placerville, CA 95667

or: [shawna.purvines@edcgov.us](mailto:shawna.purvines@edcgov.us)

Please use reverse for additional comments

110021





## Response to Business Alliance June 15 Newsletter

1. message

Paul Sayegh <paul@sayegh.me>

Mon, Jun 18, 2012 at 9:07 AM

To: Kathy Russell <kathyrussell@sbcglobal.net>, Pierre Rivas <pierre.rivas@edcgov.us>, ron@gotmik.com, Cheryl McDougal <gvralliance@gmail.com>

Cc: TGPA-ZOU@edcgov.us, planning@edcgov.us, Bill Welty <wmwelty@gmail.com>, "claire\_labeaux@yahoo.com" <claire\_labeaux@yahoo.com>, cheryl\_mcdougal@yahoo.com, "bugginu@sbcglobal.net" <bugginu@sbcglobal.net>, Jeff Haberman <jeff.h@ix.netcom.com>, Rich Stewart <rich\_stewart@sbcglobal.net>, Norman & Sue <arowett@pacbell.net>, bjjan@sbcglobal.net, Paul Raveling <paul.raveling@sierrafoot.org>, Dave and Susan Comstock <dandscomstock@comcast.net>, aerumsey@sbcglobal.net, alabeaux@yahoo.com, psgratt@aol.com, soldbytami@gmail.com, varshney@saclink.csus.edu, "Hidahl, John W (IS)" <John.Hidahl@ngc.com>, "dkbarton@pacbell.net" <dkbarton@pacbell.net>, Tammy <tccronin66@yahoo.com>, Kala & Growri Kowtha <kkowtha@yahoo.com>, Lori & Tony Giannini <giannini6884@sbcglobal.net>, Mary & Ollie Bollman <mbohlman@sbcglobal.net>, Robin Weinberger <robin@weinbergerlaw.net>, Michele Elliston <readyssetgo@pacbell.net>, james@jamesfanshier.com, Linda & Geaorge West <west.lindam@sbcglobal.net>, Lynellen & Kong lee <lynelledlee@yahoo.com>, Lyssa & Shawn Eastman <lyssa.eastman@intel.com>, Lisa & Jim Tomaino <ltomaino@sbcglobal.net>, Marcia & Ray Lenci <marcia@dizguise.com>, Ann & Jeppesen <ann@automall.com>, Kitty & Rich Stewart <kitty\_and\_rich@sbcglobal.net>, Carole Terrazas <caroleterrazas@sbcglobal.net>, Phyllis Ikemoto <bpikemoto@yahoo.com>, Dee Dee <driley@golygon.com>, Desiree Cherry <dsccherry@aol.com>, Jaclyn Weise <jaclynweise@hotmail.com>, Karen Schriefer <karen90mph@hotmail.com>, Lorrie Stern <lstern@covad.net>, Lucy Gorman <lucygorman@sbcglobal.net>, Heidi Davinroy <mommyhide@aol.com>, Tammy Cronin <tammy.cronin@sun.com>, Mandy Kennedy <unleashmk@comcast.net>, Jennifer Clarke <greenbull@sbcglobal.net>, Janet Cote <janet@cote.org>, David Drahmman <david.drahmann@gmail.com>, "ron@gotmik.com" <ron@gotmik.com>, CAROL AND ERNIE LOUIS <carollouis4re@sbcglobal.net>

The Business Alliance members consist of the very groups pushing for easier and higher density with less rules, more freedom, and MORE PROFIT. Lets call a spade a spade!

You should know and relay to your organizers that the reason you are witnessing an emotional group is simple.

The BOS has had deaf ears and has received some bad advice from the legal staff consistently over the years.

Individuals have been helpless to fight the County as the BOS approved whatever they wanted despite public opposition. How do I know this? I was one of those people, only I decided to sue the county for violating CEQA guidelines, not looking at cumulative effects, not using current data for analysis, not following the existing General Plan, piece mealing projects and other things. It took a suit to get them to listen and more will follow if they continue the practice. John Knight getting tossed out is a good example of where the community is at. The people have had enough of this arrogance.

Zoning changes to an area without taking into consideration the impacts of surrounding existing neighborhoods is the biggest issue. Traffic, noise, views etc are the things we lose for the profit of high density growth. We are NOT anti growth, we just appose the constant change to high density zoning without adequate planning and a refusal to look at cumulative effects.

In my case I live on 5 acre zoning. I built here because the surrounding bare land was zoned 5 acre but the county approved a PD and a density bonus right next to me and now I have less than 1 acre lots instead of 5 next to my life time home dream. The PD was gated so we couldn't use the open space and the open space was the unbuildable and totally unusable area anyway and the developer was happy to off-load the crappy unbuildable land to get the density bonus. It was a win win for them and a lose lose for us. Of course nobody will want to take care of that open space so hearing that open space doesn't get maintained is no surprise and it's almost laughable. Proper planning would solve this.

O. r experience is everything is geared to help the developer squeeze out more lots and nobody cares what happens to the surrounding home owners who are impacted. How many times have we heard "The developers have a right to develop"

Until policies are adopted for sensible growth, sensible policies with regards to surrounding home owners, compassionate Supervisors who don't play "God", the county will continue to receive stiff opposition to policies that lean to developers profit margins instead of sensible development for El Dorado County.

While your opposition may consist of emotional, uneducated and uninformed people as you put it....These people are the ones that have been impacted by past policies and HAVE HAD ENOUGH! It's a complex process that takes time to learn. The very people you criticize for disrupting your goals will get educated, will get up to speed, will learn the process and will have an effect on the outcome of this. Board members who fail to pay attention to the public outcry will follow the door like John Knight did. Trust me....There are plenty of smart people in the group who understand all of this. Compassion for home enjoyment is stronger than money.

The old policies certainly don't work. The County has loss several law suits now (Oak Mitigation comes to mind)

You might try getting a public meeting together to discuss all of this and hear it first hand from the very people who have been negatively impacted from EXISTING policies that your group would choose to loosen even further. Once you understand WHY people are so upset instead of insulting them, you can then adapt better policies. I found your letter rather insulting as it tries to discredit those who are compassionate and who want to be involved.

Regards,

Paul Sayegh



# TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE UPDATE

## Scoping Meeting Comment Form

Comments should address the significant environmental issues and reasonable alternatives and mitigation measures which El Dorado County will need to have explored in the draft Environmental Impact Report on the Targeted General Plan Amendment and Zoning Ordinance Update.

Please check the meeting you attended :

- El Dorado, May 30
- El Dorado Hills, June 7
- Greenwood, June 18
- Somerset, June 20
- Camino, June 21
- South Lake Tahoe, June 25
- Cameron Park, June 27
- Placerville, June 28

Name: Ted Goppert

Address: 5021 Cougar Lane  
Georgetown, Ca. 95634

Would you like to receive e-mail updates on this project? Yes   
No

Your E-mail Address: tgoppert@gmail.com

I support a home occupation ordinance that is (1) allows me to meet with clients on my property outside. (2) I support keeping permit costs and fees to a minimum for small business.

12 JUN 22 PM 3:03  
RECEIVED  
PLANNING DEPARTMENT

*Ted Goppert*

If you did not finish your comments at the time of the meeting, please send them to:

Shawna Purvines, Senior Planner  
Development Services Department  
2850 Fairlane Court  
Placerville, CA 95667  
or: shawna.purvines@edcgov.us

Please use reverse for additional comments

110038





# TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE UPDATE



## Scoping Meeting Comment Form

Comments should address the significant environmental issues and reasonable alternatives and mitigation measures which El Dorado County will need to have explored in the draft Environmental Impact Report on the Targeted General Plan Amendment and Zoning Ordinance Update.

Please check the meeting you attended :

Name:

STEVE HANSEN

Address:

4561 IMPERIAL CREEK ROAD  
GARDEN VALLEY CA 95637

Would you like to receive e-mail updates on this project? Yes  No

Your E-mail Address:

El Dorado, May 30

El Dorado Hills, June 7

Greenwood, June 18

Somerset, June 20

Camino, June 21

South Lake Tahoe, June 25

Cameron Park, June 27

Placerville, June 28

I Support a Home occupation ordinance that allows residents to work outside of their residential structures, and have household, clients and employees come onto the property. I would also like to see the county keep fees reasonable.

12 JUN 26 AM 7:56  
RECEIVED  
PLANNING DEPARTMENT

If you did not finish your comments at the time of the meeting, please send them to:

Shawna Purvines, Senior Planner  
Development Services Department  
2850 Fairlane Court  
Placerville, CA 95667  
or: shawna.purvines@edcgov.us

Please use reverse for additional comments

110036





June 1, 2012

Kim Kerr  
Assistant Chief Administrative Officer  
330 Fair Lane  
Placerville, CA 95667

Re: Potential zoning changes for Divide and Pilot Hill

Dear Kim

Pilot Hill is one of the county's smaller communities located between Coloma and Cool. It is 17 miles from El Dorado Hills via Salmon Falls Road. According to the U.S. Post Office delivery, there are about 600 homes and 1,200 people in our zip code. Most residents live on larger rural parcels of greater than 5-acres.

In addition to a post office, the only viable business is a restaurant and bar, the Hindquarter and a feed store. A few years back we had a general store and gas station but new state air quality regulation for gas pumps made it uneconomical to perform the mandatory upgrades and the general store was forced to close.

The Pilot Hill Peninsula Campground at Folsom Lake is a vacation and boating destination for out of area campers. It is located at the end of Rattlesnake Bar Road, nine miles from Highway 49. The state park maintains two boat ramps, 100 camping sites and miles of hiking and bike trails.

Cronan Ranch Regional Trails Park is located in Pilot Hill. The Park contains over 15 miles of trails for hiking, biking, horseback riding, fishing, bird watching and other passive recreation. The borders of the Park follow the South Fork American River and Highway 49. The Park is open daily from sunrise to sunset year round.

With a small rural population and limited infrastructure, it would be natural not to consider any commercial zoning for the area. That would be a mistake.

Divide Chamber of Commerce, P.O. Box 34, Garden Valley, CA 95633  
The Voice of Business

110024

Although economic circumstances today may not warrant any allocation of commercial zoning, it would be short-sighted not to include some commercial zoning for Pilot Hill. The northwest intersection at Highway 49 and Rattlesnake Bar has ample vacant acreage for future commercial growth. Here's why.

The land is currently zoned high density residential and will likely be changed anyway to comply with the lower density General Plan. It is serviced by a fire station. There is public water and electric available. Commercial zoning is already present at the southwest corner of that intersection. It has the highest daily traffic count in the area. In addition to the four corner location, Salmon Falls Road ends at the property.

To lock up all the land in Pilot Hill as rural low density residential or Ag. prevents trade and commerce from eventually returning to Pilot Hill. Many years ago Pilot Hill had an active rodeo grounds and arena and before the construction of Folsom Dam mining flourished. Today, interest continues to grow in recreational tourism including boating, camping, hiking, biking, white water rafting and equestrian activities.

Every community needs to set aside land for future designated uses including where trade and commerce may visibly engage. The future residents of Pilot Hill deserve the same consideration of having a legacy designation which will accommodate future business opportunities.

Attached is an aerial photo and survey of a vacant land parcel, Parcel 2 that is ideally located for a portion of it to be designated as commercial. The owners are receptive to the change from R1A to commercial.

On behalf of the Divide Chamber of Commerce we urge an allocation of land be set aside in Pilot Hill for future small business.

Sincerely,

Ken Calhoon  
President Divide Chamber of Commerce

**Support increased uses for ag land to include recreation, home occupation rural commercial.**

*If the county will not allow rural residential developments or partial splits without costly mitigation, large land owners need to have an opportunity to use their resource productively.*

**Support mixed use and created flexibility on land use.**

*Folks will figure out good alternative uses for their land if they have the opportunity.*

**Support residential and recreational uses on Timber Production Land.**

*If we can't harvest timber perhaps we can have a cabin or a Boy Scout camp*

**Support alternatives to the 30 percent open space requirement on Planned Developments.**

*Better to have 10 percent useable open space than 30 percent unusable.*

**Support rezone of ag. land to residential if the ag use is not consistent with the surrounding property and not conducive to ag uses**

**Support re-zone of residential to ag.**

**Support commercial uses in rural regions.**

*My neighbor Fred builds cabinets on his 40-acre property*

**Support deleting the policy requiring a Special Use Permit for ag support services and visitor services.**

***The Special Use Permit system is a political quagmire. Establish the guidelines by ordinance not favoritism.***

**Support ranch marketing activities on Grazing land**

***Currently we can't even have a rodeo unless the land is zoned commercial.***

**Support creation of a Rural Commercial Zone would be permitted with rural regions.**

**Support a small designation of commercial land in Pilot Hill**

*W. C. C.*  
*President*  
*Board*      *Chamber of Commerce*



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Greenwood, June 18

Somerset, June 20

Camino, June 21

South Lake Tahoe, June 25

Cameron Park, June 27

Placerville, June 28

Name:     - Jacqueline Morgan    

Address:     2942 Church St.    

    Georgetown, CA.    

Would you like to receive e-mail updates on this project? Yes

No

Your E-mail Address:     jmarchitect@wsbcglobal.net    

One side of church st is multi-family - All  
are old historic houses on miniscule lots -  
w/ septic. How can these be multi-family?  
Whereas behind these houses are large  
parcels 2-3 acres zoned single family  
residential which would be better zoned  
multi-family.

What about parcels for co-housing?  
Georgetown Advisory Committee does have  
design guidelines to preserve the rural  
"historic" nature of our town.

If you did not finish your comments at the time of the meeting, please send them to:

Shawna Purvines, Senior Planner  
Development Services Department  
2850 Fairlane Court  
Placerville, CA 95667

or: shawna.purvines@edcgov.us

Please use reverse for additional comments

110022







# TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE UPDATE

## Scoping Meeting Comment Form

Comments should address the significant environmental issues and reasonable alternatives and mitigation measures which El Dorado County will need to have explored in the draft Environmental Impact Report on the Targeted General Plan Amendment and Zoning Ordinance Update.

Name:

*Sandra Herke*

Address:

*PO Box 453  
Garden Vly 95633*

Would you like to receive e-mail updates on this project?

Yes   
No

Your E-mail Address:

\_\_\_\_\_

Please check the meeting you attended :

El Dorado, May 30

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Somerset, June 20

Camino, June 21

South Lake Tahoe, June 25

Cameron Park, June 27

Placerville, June 28

*I support county fees & permits at annual cost so we survive.*

RECEIVED  
PLANNING DEPARTMENT  
JUN 28 AM 7:57

If you did not finish your comments at the time of the meeting, please send them to:

Shawna Purvines, Senior Planner  
Development Services Department  
2850 Fairlane Court  
Placerville, CA 95667  
or: shawna.purvines@edcgov.us

Please use reverse for additional comments

110037



# TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE UPDATE

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Somerset, June 20

Camino, June 21

South Lake Tahoe, June 25

Cameron Park, June 27

Placerville, June 28

Name: Dave Bisher

Address: Box 40

Garden Valley

Would you like to receive e-mail updates on this project? Yes  No

Your E-mail Address: dave@theceramicstop.com

Current

I am a 25 year resident. We raise livestock for consumption we process and slaughter our livestock. currently this general plan does not allow for this or rather does not permit this Must Be changed. An obvious oversight I live in Garden Valley... Should not be any changes with regard to the way of life we adopted, ie we're allowed to target shoot, raise, process, and slaughter livestock. There is already a high enough population density. Also, eliminating the 30% slope rule is irresponsible. I Am Also concerned that the zoning changes suggested will impact our quiet Mountain community mentality... ie. trying to turn G.V. into a city. This meeting as well as the ones in the future

If you did not finish your comments at the time of the meeting, please send them to:

Shawna Purvines, Senior Planner  
Development Services Department  
2850 Fairlane Court  
Placerville, CA 95667  
or: shawna.purvines@edcgov.us

Please use reverse for additional comments

110023

# TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE UPDATE



## Scoping Meeting Comment Form

don't allow for people to fully digest  
and make informed comments. At the end  
of the day, this General Plan (Revised in 2005) takes  
people's rights. The Amendments seem to be covering  
the bases that '05 missed.

"Good Job for the county" should mean the  
people of this county...

If you did not finish  
your comments at the time of the  
meeting, please send them to:

Shawna Purvines, Senior Planner  
Development Services Department  
2850 Fairlane Court  
Placerville, CA 95667  
or: [Shawna.purvines@edcgov.us](mailto:Shawna.purvines@edcgov.us)



# TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE UPDATE

## Dixon Ranch Scoping Meeting Comment Form

Comments should address the significant environmental issues and reasonable alternatives and mitigation measures which El Dorado County will need to have explored in the draft Environmental Impact Report on the Targeted General Plan Amendment and Zoning Ordinance Update.

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El Dorado, May 30

El Dorado Hills, June 7

Greenwood, June 18

Somerset, June 20

Camino, June 21

South Lake Tahoe, June 25

Cameron Park, June 27

Placerville, June 28

Name: Catherine Taylor - *CT*  
Address: 3804 Amer Court 061812  
El Dorado Hills, CA 95762

Would you like to receive e-mail updates on this project? Yes  No

Your E-mail Address: \_\_\_\_\_

Dixon Ranch NOP  
1 Additional cars/trucks that will use Aberdeen way and green valley will have an impact to us residents due to more noise.  
2 would violate the current zoning codes from low density to high density.  
3 more people = more problems. EDH is not a city therefore not enough public safety services provided - i.e. police, fire depts. etc.  
4 What about stirring up the Asbestos problem?!

If you did not finish your comments at the time of the meeting, please send them to:

Shawna Purvines, Senior Planner  
Development Services Department  
2850 Fairlane Court  
Placerville, CA 95667

or: shawna.purvines@edc.gov.us

Please use reverse for additional comments

RECEIVED

12 JUN 18 PM 1:08

Online comment form available at www.edc.gov.us/LandUseUpdate

110025



## Public Comments to the TGPA & ZOU Notice of Preparation

1 me. sage

Tara Mccann <mccannengineering@sbcglobal.net>

Sat, Jun 16, 2012 at 11:59 AM

To: TGPA-ZOU@edcgov.us, planning@edcgov.us

Cc: Bill Welty <wmwelty@gmail.com>, "claire\_labeaux@yahoo.com" <claire\_labeaux@yahoo.com>, "bugginu@sbcglobal.net" <bugginu@sbcglobal.net>, Jeff Haberman <jeff.h@ix.netcom.com>, Rich Stewart <rich\_stewart@sbcglobal.net>, Norman & Sue <arowett@pacbell.net>, bjjan@sbcglobal.net, Paul Raveling <paul.raveling@sierrafoot.org>, Dave and Susan Comstock <dandscomstock@comcast.net>, aerumsey@sbcglobal.net, alabeaux@yahoo.com, psgratt@aol.com, "Hidahl, John W (IS)" <John.Hidahl@ngc.com>, "dkbarton@pacbell.net" <dkbarton@pacbell.net>, Paul Sayegh <paul@sayegh.me>, Tammy <tccronin66@yahoo.com>, Kala & Growri Kowtha <kkowtha@yahoo.com>, Lori & Tony Giannini <giannini6884@sbcglobal.net>, Mary & Ollie Bollman <mbohlman@sbcglobal.net>, Robin Weinberger <robin@weinbergerlaw.net>, Paul Sayegh <paul@sayegh.org>, Cheryl McDougal <cheryl\_mcdougal@yahoo.com>, Tara Mccann <mccannengineering@sbcglobal.net>, Michele Elliston <readyssetgo@pacbell.net>, james@jamesfanshier.com, Linda & George West <west.lindam@sbcglobal.net>, Lynellen & Kong lee <lynelledlee@yahoo.com>, Lyssa & Shawn Eastman <lyssa.eastman@intel.com>, Lisa & Jim Tomaino <ltomaino@sbcglobal.net>, Marcia & Ray Lenci <marcia@dizguise.com>, Ann & Jeppesen <ann@automall.com>, Kitty & Rich Stewart <kitty\_and\_rich@sbcglobal.net>, Carole Terrazas <caroleterrazas@sbcglobal.net>, Phyllis Ikemoto <bpikemoto@yahoo.com>, Dee Dee <driley@golygon.com>, Desiree Cherry <dsccherry@aol.com>, Jaclyn Weise <jaclynweise@hotmail.com>, Karen Schriefer <karen90mph@hotmail.com>, Lorrie Stern <lstern@covad.net>, Lucy Gorman <lucygorman@sbcglobal.net>, Heidi Davinroy <mommyhide@aol.com>, Tammy Cronin <tammy.cronin@sun.com>, Mandy Kennedy <unleashmk@comcast.net>, Jennifer Clarke <greenbull@sbcglobal.net>, Janet Cote <janet@cote.org>, David Drahmman <david.drahmman@gmail.com>, Sanjay Varshney <varshney@saclink.csus.edu>, Tami Teshima <soldbytami@gmail.com>, "ron@gotmik.com" <ron@gotmik.com>, CAROL AND ERNIE LOUIS <carollouis4re@sbcglobal.net>

**RE: Public Comment Period for the Land Use Policy Programmatic Update, TGPA and Zoning Ordinance Update Notice of Preparation, NOP.**

**Comment #1 Changes to Land Use Manual and Improvements Standards must be part of the process of the TGPA & ZOU. Not a separate process they are interdependent.**

**June 16, 2012**

The changes being proposed to the Land Use Development Manual and Improvement Standards can not be a separate process they are directly related to the Land Use Policy Programmatic Update. If the County is making changes to these without public input and without direct analysis to the Tentative General Plan Amendment and Zoning Ordinance Update that would be significantly flawed and would be disingenuous to the public. The zoning changes that are being proposed in the Zoning Ordinance Update can not be valid with some of the existing current Standards and existing policy in the Land Use Development Manual that now exist. They could only be valid if Standards and Land Use Manual were changed this is obvious and apparent to many who have been following the TGPA & ZOU. The NOP should identify and analyze the changes to the Design Standards and The Land Use Development Manual alongside the zoning change proposals. The transparency of what changes are being made to the Land Use Development Manual and Improvement Standards is critical as they will have significant effects on the ability to direct zoning where in the past it was incompatible or

acked the infrastructure. I request this email be submitted into public record as my first comment to the Draft NOP

**C. mment #2: Time Extention for adaaquate Public Review and Comment on the NOP.**  
June 16, 2012

The NOP should be extended for a reasonable time of 6 -12 months to allow for adequate review and comments on the TGPA, ZOU, Housing Element Update and Travel Demand Model. The short time frame is not adequate for even professionals that are in the industry to be able to do a review and comment. More scoping meetings need to be given to the public. This is a significant process that has huge ramifications on vested areas and needs to be reviewed thoroughly. One year is a reasonable request based on the enormity and scope of the TGPA and associated changes in public policy and standards beign proposed. The County should have on going scoping meetings and smaller group focused meetings on such areas as the Community Regions and Rural Regions. As we have seen by recent public opinion EDAC's proposals are not cross sectional and representative of a large portion of El Dorado County residents. We need a clear and transparent process and this will require time to define and quantify the proposals and give the public the oportunity to adaaquately review and comment.

Tara Mccann

Comments submitted 6/16/2012

[TGPA-ZOU@edcgov.us](mailto:TGPA-ZOU@edcgov.us)

[planning@edcgov.us](mailto:planning@edcgov.us)



## Fwd: May 15th Comments to Board of Supervisors - A starting point

1 me. sage

TGPA-ZOU ZOU <tgpa-zou@edcgov.us>

Wed, Jun 13, 2012 at 11:45 AM

To: Steve Kooyman <steve.kooyman@edcgov.us>, Natalie Porter <natalie.porter@edcgov.us>, Claudia Wade <claudia.wade@edcgov.us>, Roger Trout <roger.trout@edcgov.us>

Per discussion at today's meeting, here is Tara McCann's e-mail presented to the BOS on May 15th.

Thanks  
Shawna

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

From: Shawna Purvines <shawna.purvines@edcgov.us>

Date: Tue, May 22, 2012 at 2:26 PM

Subject: Fwd: May 15th Comments to Board of Supervisors - A starting point

To: TGPA-ZOU ZOU <tgpa-zou@edcgov.us>

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

From: Tara Mccann <mccannengineering@sbcglobal.net>

Date: Thu, May 17, 2012 at 12:24 AM

Subject: May 15th Comments to Board of Supervisors - A starting point

To: bosfive@edcgov.us, bosfour@edcgov.us, bosthree@edcgov.us, bostwo@edcgov.us, bosone@edcgov.us, shawna.purvines@edcgov.us, Steve Kooyman <Steve.Kooyman@edcgov.us>, Kimberly Kerr <kimberly.kerr@edcgov.us>, Terri Daly <theresa.daly@edcgov.us>, Kathy Matranga-Cooper <kathy.matranga-cooper@edcgov.us>, Maryann Argyres <maargyres@comcast.net>, Teri.daly@edcgov.us, Bill Welty <wmwelty@gmail.com>, "claire\_labeaux@yahoo.com" <claire\_labeaux@yahoo.com>, cheryl\_mcdougal@yahoo.com, "bugginu@sbcglobal.net" <bugginu@sbcglobal.net>, Jeff Haberman <jeff.h@ix.netcom.com>, Rich Stewart <rich\_stewart@sbcglobal.net>, Norman & Sue <arowett@pacbell.net>, bjjan@sbcglobal.net, Paul Raveling <paul.raveling@sierrafoot.org>, Dave and Susan Comstock <dandscomstock@comcast.net>, aerumsey@sbcglobal.net, alabeaux@yahoo.com, sonda damron <sonradamron@att.net>, Robin Fine-Weinberger <Robin@weinbergerlaw.net>, "mollyoser@gmail.com" <mollyoser@gmail.com>, psgratt@aol.com, soldbytami@gmail.com, varshney@saclink.csus.edu, woody\_champion@yahoo.com, "Hidahl, John W (IS)" <John.Hidahl@ngc.com>, "golden59@pacbell.net" <golden59@pacbell.net>, "dkbarton@pacbell.net" <dkbarton@pacbell.net>, Paul Sayegh <paul@sayegh.me>, Tammy <tccronin66@yahoo.com>, Kala & Growri Kowtha <kkowtha@yahoo.com>, Lori & Tony Giannini <giannini6884@sbcglobal.net>, Mary & Ollie Bollman <mbohlman@sbcglobal.net>, Sharon Scheidegger <sharonschei@sbcglobal.net>

Subject: Comments for Board of Supervisors Meeting Ma. 15th, 2012 edited.

To The El Dorado County Board of Supervisors:

I am asking that the Board not approve the Chief Administrative Officers recommendations and to not release the Notice of Preparation without further inclusion of analysis as description of scope:

The public should understand more fully the logic and motivation behind these proposed GP Amendment changes and Zoning Ordinance changes. The ROI adopted by the Board back in Nov. 2011 and used as the framework of the scope for the TGPA & ZOU is heavily developer skewed and has not provided for public input regarding a balanced scope to be analyzed.

There has not been any public scoping workshop meetings yet in El Dorado Hills as we've formally asked for and as the Board directed staff to do back in Feb. BOS Meeting. Only a initial outreach meeting held at the El Dorado Hills CDD March 5th, 2012 identifying the TGPA & ZOU process we were told by Shawna Purvines and Kim Kerr of the CAO's office that El Dorado Hills would get a public scoping meeting in April. It didn't happen. They did come to an APAC meeting but it was not the official public scoping meeting before the approval to move ahead with an NOP as promised. The last two BOS meetings we have made clear we want to have input on scope before approved to go to an EIR. The recommendation by the CAO to have the scoping meeting after the approval and moving forward with analysis of the limited scope is rushed and flawed and is starting to raise public scrutiny as to why it is being rushed and why more cross sectional input is not being included in the NOP. This makes no sense and is not fair to the people.

This being an election year and I would think it would be so important to show balance and inclusion especially when a focused group of residents looking to protect the interests of existing residents are so heavily involved and asking for transparency, fairness and representation. The CAO's office wants the Board to approve this description for the scope of the EIR of the TGPA on May 15th. This should not be hurried to the Board for approval before a more transparent and inclusive scope is included for analysis to achieve a

. should not be turned to the board for approval before a more transparent and inclusive scope is included for analysis to achieve a more representative and balanced TGPA & ZOU in a thorough NOP. It will only create the need to go back and do it again and spend tax payers money.

There are many people voicing a concern that the CAO's office is rushing ahead with the process to put in place policies that will take away or lessen transportation requirements for developers of large projects in the Community Regions such as El Dorado Hills and as a way of encouraging them the County is looking for ways to reduce their costs by reduction in standards, reducing the requirement for when offsite traffic improvements are required, or not requiring any transportation off site improvements at all at occupancy, pushing out long term improvements from the 10 year CIP to 20 years to name a few. These are requests put forth by EDAC that will be analyzed in the TGPA & ZOU process . We also want our fair representation of the following to be included in the scope for analysis in the EIR of the TGPA & ZOU.

1. A Community Overlay of El Dorado Hills inclusive of some localized Historic overlay/s. The El Dorado Hills Overlay to analyze zoning structure and proposed changes to zoning classifications, compatibility's, required traffic safety improvements tied to discretionary projects that are site specific for Community Region needs as a result of the more dense community region corridors. For example site specific corridors of impact needing analysis for additional discretionary projects of cumulative impacts in the Community Region of El Dorado Hills being Green Valley Road and White Rock Road. The CIP is not realistic for the growth planned and the time line of the CIP improvements. Triggers need to be quantified.
2. Analyze worsen conditions - Develop specific policy for mitigation's that are realistic and timely when approved for projects. For example in the Traffic Impact Analysis reports done for discretionary projects when a response is given as Mitigation for a Significant Impact that worsens conditions done for discretionary projects there should be clear and specific engineering substantiation and reasoning not the general comment often given in the projects we've been reviewing such as signal timing can be reallocated or a turn lane and receiving lane can be added to an intersection that is operating at LOS F without Engineering Analysis showing quantifiable numerical data to support this. ( See my attachment of comments of WIN Project Review as an exhibit)
3. Analyze densities in the Community Region of El Dorado Hills that still retain the character of Community Identity and Compatibility of existing Land Uses so that we don't end up with 8 houses per acre right along side the rural region or 5 acre parcels. Analyze Community Region specific Transportation Circulation Elements as a mechanism for determining when offsite improvements are warranted or needed for public safety such as left turn lanes and two way turn lanes in the middle between two lane of opposing traffic. Or even a method employed in certain cases of an outside shoulder widening for traffic as an escape lane when traffic is at a dead stop making a left turn movement.
4. Design Standards overlay of El Dorado Hills due to urban and rural criteria differences. The State has different criteria for conventional highway and more Urban Access control the County should have different criteria for urban vs rural.
5. Planned Development Policies to keep character of El Dorado Hills and Open Space requirement of 30% for all Planned Developments and not eliminating Planned Developments in the Community Regions. No in lue of fees. More open space for higher densities.
6. Analyze protection of ridgelines and no build on ridge lines and slopes over x%.
7. Analyze no unilateral zoning changes just because they are not consistent with the General Plan. The law states The General Plan and Zoning ordinance shall be consistent it does not state the Zoning Ordinance has to be consistent with a General Plan that was expanded with the sole intent of forcing existing zoning to be non consistent so that the law could be exploited to forcibly change zoning that is in compliance with codes and policies at the time but in order to bring it into consistency with the newly expanded Land Use Designation they now have to change the codes and policies. There is a legal word for this I will provide at a future time.
8. All Transportation Element changes, deletions, and reductions to be clearly identified as to why this benefits the impacted regions and who authored such change. ( i.e. was it a Design Firm who also is doing the Engineering and or acting as an Owners Agent for a large multi family Planned Development that would stand to benefit from such reductions in elements and standards.)
9. Add to page 19 of the Zoning Ordinance El Dorado Hills Community Plan Zones as is done with Meyers Community Plan Zones.
10. Design standards in final form (not Draft) before General Plan is approved and not move elements or policy's into any Draft documents.
11. Analyze expanding Research & Development opportunity develop-able sites in areas throughout the County. A large Industrial and R&D would be well suited for the Meyers area. Tahoe's economy would greatly benefit from this and the Demographics are perfect. If they could just get the convention center built this would be a really great opportunity economically for the County. Would the Fed's have a program to stimulate a local economy with refinancing and sponsoring a construction project that could be sold back to the locals over time. This seems to be a perfect project to qualify for stimulus or Federal assistance. It would greatly help the economic viability not only of the Tahoe basin but the whole County. Has the County entertained taking over this project and making it a County for profit project. I admit I am not completely knowledgeable of resources or avenues for that but in this economic climate it seems like there is a huge opportunity here for the County to make a very significant economic benefit in seeing that the South Lake Tahoe Convention Center gets built.
12. We are not in agreement with #1 of the Draft Zoning Ordinance's pg 54 17.24.010 definition to further the implementation of the General Plan Community Region by distributing the residential growth in to this area. This vague sentence meaning El Dorado Hills. We want a clearer definition and an equitable distribution. We now have HOV lanes to Placerville there is no reason not to distribute High Density throughout the County. Placerville is 12 miles away from the County line.



12. How does pg 54 17.24.010 hold consistent for imposing the Communit. Regions with the highest intensity clustered densities ? That is inconsistent with doing away with planned development, open space, reduced riparian setbacks, removal wildlife corridor protections not to mention one of the biggest issue of how is the County funding and adequately assuring the transportation improvements are being met especially safety improvements at occupancy.

13. Pg 73 Draft ZO 17.27.010 It is the intent of this Chapter to protect historic building and areas, enhance tourism and the economy of the county by preserving the scenic resources along specified routes and define and maintain a sense of community identity. This is our basis for EDH historic overlay to be incorporated in the EL Dorado Hills Community Overlay.

14. Design Review Community - provide for individual DRC to develop design review standards for the protection, enhancement and use of places, sites buildings and structures in order to ensure sense of community. We should start putting in place now concurrently with a General Plan process. EDAC could spearhead this effort. This would be a great opportunity for Reg Reform to show that they are truly a cross section of the County with all interests inclusive and problem solving for each individual geographical area allocated to an EDAC committee.

15. Provide project review procedures which by its character or location requires special site design to minimize aesthetic impacts on adjacent properties. El Dorado County is unique in many ways and sets it self apart from many County's in Calif. in that we have many areas that are site specific that need to have special consideration in planning, review and approval due to either a significant geographic landmark involved, significantly historic structure or area involved in the project, or a significant environmental resource involved. These can not be lumped into a general standard or general review process. There are many resources in El Dorado County that will be lost forever if not reviewed and handled in the discretionary process correctly and sensitively and that would be a great loss for this County's history and identity. Because there is no other County in the World with our individual Identity.  
Thank You for Service and I look forward to working with you on this very important General Plan Amendment Process,  
Tara Mccann

--

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## Fwd: meeting follow up

1 . message

Shawna Purvines <shawna.purvines@edcgov.us>  
To: TGPA-ZOU ZOU <tgpa-zou@edcgov.us>

Sat, Jun 9, 2012 at 6:

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

From: Roger Trout <roger.trout@edcgov.us>  
Date: Tue, Jun 5, 2012 at 8:20 AM  
Subject: Fwd: meeting follow up  
To: Shawna L Purvines <shawna.purvines@edcgov.us>

FYI only.

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

From: Roger Trout <roger.trout@edcgov.us>  
Date: Tue, Jun 5, 2012 at 8:20 AM  
Subject: Re: meeting follow up  
To: Samuelzolltheis <samuelzolltheis@gmail.com>

The County Departments are trying to consolidate information on one webpage:

<http://edcgov.us/landuseupdate/>

The proposed changes to the General Plan are in a "strike-out/underline" format if you look at "What's New" and click on the the sixth bulleted item unc the 5/25/12 Notice of Preparation.

You can "subscribe" and get notification of updates.

Thanks (and let me know if you find something you want to discuss).

On Mon, Jun 4, 2012 at 7:29 PM, Samuelzolltheis <samuelzolltheis@gmail.com> wrote:

You're on! We're picking up a copy tomorrow.

Would you mind providing us with the specific link for the proposed changes, if one exists? I heard that the strike-out, and re-write format was not be used anymore. How would you know what changes are being considered?? Or how can we obtain a copy with all the revisions to date?

Thank you very much for your reply. We'll stay in touch!

Best Regards,  
Samuel and Kim

Sent from my iPhone

On May 31, 2012, at 10:45 PM, Roger Trout <roger.trout@edcgov.us> wrote:

Samuel,

Thank you for your conversation and understanding. What I need to do is forward your email to Shawna and she makes this part of the Notice of Preparation (of an Environmental Impact Report) and starts to set the stage for how the County Board of Supervisors decides to move forward on the update of its General Plan and Zoning Ordinances. I truly appreciate your opinions and simply request that you familiarize yourself with the adopted County General Plan and Zoning Ordinance, as well as the proposed changes. All of this is on our County website and I can help you if you have a slow connection or just want to talk.

So this is the deal: I review your recommended information, but you review the County's as well. Information and open lines of communication are always productive. We strive to have a win-win scenario. Please stay in touch. Thank you.

On Thu, May 31, 2012 at 4:57 PM, Samuel Zolltheis <samuelzolltheis@gmail.com> wrote:

Dear Mr. Trout,

I am following up on our conversation last evening. Thank you for your time and concern for our input.

To make a comment on what I would like to see with regards to the General Plan, would require . our understanding of my viewpoint, which would be best understood by spending some time looking into ICLEI, NGO's, COG's, and in general, U.N. Agenda 21.

I've found the best website is Michael Shaw's [FreedomAdvocates.org](http://FreedomAdvocates.org). Please go to the videos in the right hand column and watch the video recorded in Fresno, CA.

My wish for implementation of the General Plan is for there to be NO LINKS OR ASSOCIATIONS with ICLEI, NGO's, or COG's (Agenda 21). If we do, we are giving our local, CONSTITUTIONAL, ELECTED, free government, of any by the people, to United Nations control.

What we call Law, is often at odds with our Creator, by which true liberty is granted.

Kind Regards,  
Samuel Zolltheis

--  
Roger Trout  
Director Development Services Department  
El Dorado County

[\(530\) 621-5369](tel:(530)621-5369)

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Thank you.

--  
Roger Trout  
Director Development Services Department  
El Dorado County

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