




---

**Re: Thanks..**

1 . message

Bill Welty <wmwelty@gmail.com>  
 To: TGPA-ZOU ZOU <tgpa-zou@edcgov.us>  
 Cc: Kimberly Kerr <kimberly.kerr@edcgov.us>

Mon, Jun 11, 2012 at 2:53 PM

Thanks Shawna!

I guess at the heart of all of this is that the community doesn't trust the BOS to do the "right" thing, per their world view.

As a result, the argument is that the BOS's options via the NOP/EIR process should be limited from the start. The argument is that given the choice of increasing density or not, if the BOS is given the option to allow greater density, it will. Ergo, the the community believes that the ROI, NOP and EIR shouldn't even offer the option, for all the reasons why, as articulated in all the emails, documents and other filings with the BOS during the ROI, NOP and EIR processes.

Having just finished the ROI exercise with zero impact on the wording of the ROI, and resultant with the release of the NOP which has the same tone and language, there is anxiety that increased density is a fait accompli, notwithstanding serious concerns about traffic and public safety, and that the "process" is a mere exercise to appease CEQA. That is, the fix is in.

This is why Kim gets beat up at the various community meetings where the focus is on process, and not content. No one now believes in the process; that the community can have any impact on it; that it will ultimately, at the end of the day, result in anything but what the BOS/EDAC believe is best for the county (or specific business interests), regardless of the protests from the various local area communities.

So my question was about how to effect change early on in the process to where it at least appears that local communities can have some impact. If the EDH APAC submits a thoughtful document, "the process" at the end of the ROI phase should have resulted in a letter to the APAC indicating that yes, the points were valid and reflective changes would be made BEFORE the NOP was released.....Or, no, the points were valid, but there are overriding issues that require that the ROI/NOP language not be changed.

We got zero. Nada. No response. The community asks, so what is APAC? It does not appear to have the respect of the county; or any ability to make a difference. So why does it exist? And a serious protocol resource is undermined.

And now we're going into the NOP phase, which, except for a change in the acronym, seems to be moving along exactly as the ROI. We'll submit the same arguments, they'll be recorded, attached to the file. But in the end, the original vision of EDAC/BOS for the county will continue as before, like a train heading for Chicago; and no way to stop it but lay down on the tracks.

Which is why communities then go out and employ their own development/environmental attorneys: to stop the process; to try to make it more responsive to community concerns.

Hate to say it, but I think the last BOS election is reflective of a bunch of folk laying down on the the tracks. For better or worse, I don't have an opinion, but, the community did get a sense that there is a political process that works for them.

Thanks Shawna..... I know you guys kill yourselves for the public, for the county. Your good works are revealed in the presentations, in your emails, in the thoroughness of the website, and in your overtime hours. I was employed at the Air Resources Board for about 20 years.... not a pleasant place to be at times, for the same reasons cited above. It can be hell when political, economic and community agendas collide.

- Bill.

On Mon, Jun 11, 2012 at 2:01 PM, TGPA-ZOU ZOU <tgpa-zou@edcgov.us> wrote:

Hi Bill,

Kim is out of the office today. She asked that I respond to your questions below.

The question, as posed, is really about the content of the proposed TGPA and ZOU, not the EIR. If the Board decides to revise the proposed TGPA and ZOU after the workshops, then the participants will be able to see that change in the proposed TGPA and ZOU. The EIR will then take that language into account when analyzing the potential environmental impacts of the revised, proposed TGPA and ZOU.

That is the short answer. Here is a bit longer version that might help too.

The Board will decide on what to include in the proposed TGPA and ZOU. This may include more than one option for a given proposed regulation. The ROI is essentially adopted for the purpose of advising the public that the Board intends to update the General Plan and Zoning Ordinance -- it isn't the TGPA or the ZOU itself. If revisions are made following the workshops, a second NOP will reflect any revisions made to the proposed TGPA and ZOU by the Board.

Citizen.s comments are not "adopted" as part of the EIR. Comments on the content of the proposed TGPA and ZOU don't necessarily get into the EIR, at least not as far as being analyzed as part of the "project." The EIR is analyzing the potential impacts of the proposed TPGA and ZOU, it isn't adopting any regulations or approving the TGPA and ZOU. The Final EIR will include a copy of each comment submitted during the review period on the Draft EIR and a written response to the comments. During its deliberations on the TGPA and ZOU, the Board will consider those comments as part of the Final EIR.

Keep in mind that this is the proposed TGPA and ZOU, it has not been approved by the Board. In fact, the Board will not take final action until after the Final EIR is completed and they (and the Planning Commission) hold their public hearings and deliberations on the proposal.

The EIR does not approve or deny the TGPA or ZOU and the Board (or even the Planning Commission) can certainly add or delete items to the TGPA and ZOU at its discretion during its deliberations. Of course, if it wishes to add or delete something that would change the conclusions in the EIR, particularly if the change would result in a new or worsened significant environmental impact, then the EIR may need to be revised and recirculated for public review before the Board can take their final action.

I hope this explanation is helpful. It covers a lot of ground. If you have any questions please do not hesitate to contact me.

Thanks

Shawna Purvines

On Fri, Jun 8, 2012 at 3:37 PM, Kimberl. Kerr <[kimberly.kerr@edcgov.us](mailto:kimberly.kerr@edcgov.us)> wrote:

Thanks Bill. Let make sure I have the correct answer before I respond to your question, but we will get back to you.

Kim Kerr  
Assistant Chief Administrative Officer  
Interim Department of Transportation Director

Contact Chief Administrative Office/Risk  
County of El Dorado  
Chief Administrative Office  
330 Fair Lane  
Placerville, CA 95667  
[\(530\) 621-7695](tel:(530)621-7695)

Contact DOT Director:  
County of El Dorado  
Transportation Department  
2850 Fairlane Court  
Placerville, CA 95667  
[\(530\) 621-7533](tel:(530)621-7533)

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On Fri, Jun 8, 2012 at 10:20 AM, Bill Welty <[wmwelty@gmail.com](mailto:wmwelty@gmail.com)> wrote:

Hey Kim,

Thanks for taking all the heat last night. I'm sure that's why you make the big bucks, albeit, I'm not sure they pay you enough for that responsibility. Brutal, eh?

The only lingering question: if the APAC resends it's ROI comments for the NOP, how do the comments (like asking that the definition of "worsen" not be softened, or that densities not be changed) get into the EIR. Or if the comments are resubmitted for the EIR, how do the comments get into, or be reflected in the EIR?

At what point do the comments manifest themselves into a change in the discourse about "worsen" or densities? When the BOS votes at the end? If 6 out of 10 people ask for it? If I get 1,000 names on a petition? How is the decision made and by whom to adopt a citizen(s) comments into a document, the ROI, the NOP, the EIR, the Amendment or Zone documents themselves?

Thanks Kim....

You did well last night; held your own. Democracy in action..... or inaction. :)

| - B.I.I.

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Thank you.



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## Re: Draft Minutes 5-17-12; Host NOP conversation?

1 message

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Shawna Purvines <shawna.purvines@edcgov.us>

Fri, Jun 8, 2012 at 10:57 AM

To: Robert Smart <rsmart41@comcast.net>

Cc: Kimberl. Kerr <kimberly.kerr@edcgov.us>, Mike Applegarth <mike.applegarth@edcgov.us>, Terri Knowlton <terri.knowlton@edcgov.us>, TGPA-ZOU ZOU <tgpa-zou@edcgov.us>

Hi Bob,

As you know I am always happy to attend the DS/ED CAC meeting especially when you feel I can assist in providing additional information or providing some clarity to the process around the County programs.

Unfortunately we have scheduled a scoping meeting in Camino/Pollock Pines the evening of June 21st. Might there be another time I could attend a meeting with your group?

Shawna

On Fri, Jun 8, 2012 at 10:18 AM, Robert Smart <rsmart41@comcast.net> wrote:

Attached are our draft minutes for 5-17-12 that we will need to approve at our June 21 meeting. In addition we are close to sending a letter to Mel and Roger that summarizes the Diamond- Dorado discussion. I will forward it on everyone when it is complete.

For our June 21 meeting I am thinking we ought to be hosting a discussion about the targeted general plan amendment. Go to <http://www.edcgov.us/landuseupdate/> for details. The County is hosting quite a few meetings about the topic, but the process they are using does not provide for any interaction by attendees. Kathy and I attended the 5/30 meeting at UMHS. At that meeting, Mary Donkhe?(sp) said that she really needed to hear what her neighbors were thinking. I agree with Mary and am advocating we provide a forum for our neighbors and us. Individually we ought to be thinking of submitting letters, but there may be some common areas that would be appropriate for our committee to comment. I am interested in your thoughts, but am going ahead with an early heads up to Shawana we would like her to attend our meeting. There was a lot of frustration and anger at the UMHS meeting, but I remain optimistic that if we just talk to folks respectfully as neighbors, we can work our way through some touchy topics. 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.





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

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## Fwd: Question Regarding Housing Element Update

1. message

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

Sat, Jun 9, 2012 at 6:34 AM

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

From: Larry Keenan <lobbythis@comcast.net>  
Date: Fri, Jun 8, 2012 at 3:37 PM  
Subject: Re: Question Regarding Housing Element Update  
To: Shawna Purvines <shawna.purvines@edcgov.us>

Shawna,

Thanks for . our quick answer to my questions. You were very helpful.

Larry

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

From: [Shawna Purvines](#)  
To: [Larry Keenan](#)  
Cc: [TGPA-ZOU ZOU](#)  
Sent: Friday, June 08, 2012 3:01 PM  
Subject: Re: Question Regarding Housing Element Update

Hi Larry,

The range of densities are discussed in the County's adopted 2004 General Plan in the Land Use Element under Policy 2.2.1.2 (page 15 of the Land Use Element). You can review this at:[http://www.edcgov.us/Government/Planning/Adopted\\_General\\_Plan.aspx](http://www.edcgov.us/Government/Planning/Adopted_General_Plan.aspx)

If you scroll down the page you will find under the "Element" section Land Use. Click on the title and it will take you to a PDF document of this element.

Please let me know if you have any additional questions or have problems locating the information you are looking for. You are welcome to give me a call at [530-621-5362](tel:530-621-5362).

Thanks  
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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7/3/12

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Thank you.




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## Re: Fwd: Scoping Meeting/County Process Feedback

1 message

Cheryl McDougal <cher.l\_mcdougal@yahoo.com> Fri, Jun 8, 2012 at 3:39 PM  
 Reply-To: Cheryl McDougal <cheryl\_mcdougal@yahoo.com>  
 To: Shawna Purvines <shawna.purvines@edcgov.us>  
 Cc: Theresa Daly <theresa.daly@edcgov.us>, Kimberly Kerr <kimberly.kerr@edcgov.us>, Roger P Trout <roger.trout@edcgov.us>, John Knight <john.knight@edcgov.us>, TGPA-ZOU ZOU <tgpa-zou@edcgov.us>

Shawna,

Thanks for .our standard response. It demonstrates in what I communicated to as to a broken process. You receive input, but based on this response, you and other members of the County are not really listening to the feedback and content of the message and appear not to care.

Cheryl McDougal

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From: Shawna Purvines <shawna.purvines@edcgov.us>  
 To: cheryl\_mcdougal@yahoo.com  
 Cc: Theresa Daly <theresa.daly@edcgov.us>; Kimberly Kerr <kimberly.kerr@edcgov.us>; Roger P Trout <roger.trout@edcgov.us>; John Knight <john.knight@edcgov.us>; TGPA-ZOU ZOU <tgpa-zou@edcgov.us>  
 Sent: Friday, June 8, 2012 3:14 PM  
 Subject: Fwd: Scoping Meeting/County Process Feedback

Hi Cher. l,

I wanted to confirm with you that you comments have been received and will be considered as part of the process. We understand that most residents are interested in learning more about the project and particularly how it might impact them and their neighborhood. If you have not already had the chance to do so,you may want to review the 12 page Notice of Preparation (NOP) at <http://www.edcgov.us/landuseupdate/>

The NOP provides a concise description of the Targeted General Plan Amendment and Comprehensive Zoning Ordinance Update project. Should you wish to learn more, the NOP includes 9 attachments that provide detailed information of the changes proposed for analysis in the Environmental Impact Report.

If you have specific questions about any of the items listed in the NOP or the attachments, please do not hesitate to contact me.

We very much appreciate your comments and will take them into consideration as we prepare for the remaining community scoping meeting scheduled throughout the County.

Thank you again,  
 Shawna Purvines

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

From: T. e BOSONE <bosone@edcgov.us>  
 Date: Fri, Jun 8, 2012 at 2:53 PM  
 Subject: Fwd: Scoping Meeting/County Process Feedback  
 To: Theresa Daly <theresa.daly@edcgov.us>, Kimberly Kerr <kimberly.kerr@edcgov.us>, Roger Trout <roger.trout@edcgov.us>, Shawna Purvines <shawna.purvines@edcgov.us>, John Knight <john.knight@edcgov.us>

FYI

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

From: Cher. I McDougal <cher.1\_mcdougal@yahoo.com>

Date: Fri, Jun 8, 2012 at 2:00 PM

Subject: Scoping Meeting/County Process Feedback

To: "bosone@edcgv.us" <bosone@edcgv.us>, "bostwo@edcgv.us" <bostwo@edcgv.us>, "bostthree@edcgv.us" <bostthree@edcgv.us>, "bosfour@edcgv.us" <bosfour@edcgv.us>, "bosfive@edcgv.us" <bosfive@edcgv.us>

Ikiat et gnos gntem tsal tgin da tfele datsurf ton gnivk gnitya eon tuda taw et segac ea ni et detsja laere Pal treolen da gnro seradit setap . Wih saw tresp saw a iBo tlio fo et sstap ". For Ms. kie 'syan esp iBo tlio , diluc ykciu dier ro yn no a iBo tlio da emc ct etoisilroc tat et ylio straw su ct des nirettiw mof mo snere .

Wti et kalc gnikit dact et 45yal rcf et enio finitaper , I rael 'twok fi Ieah nerec sa reitremcol fo et TGPA, ZOUda ROI's ea yev delitel da ot yan sepp rcf a lapiyt El oho ynuoc rezitic ct dier datsesu sa ct taw esat segac ea . Itsaj beiver et oolv mof et Ma 15tginah fo hchw daitta , da ti saw dats tat et nimpu gnos sntem eev yuatrop rcf et cilop ct nael eon tuda taw ea ni esat ispop segac os tat ew diluc refi trejlleri daitcsroc tupi . Elyetinifel did ton regah mon saw ti ree dresap ct eb tat . It sakenner yo yan ni et gntem tsal tgin da mof reho sntem tat et ylio ffats et et degac despop seti da nielms sagal yfimeil yhw ti si gniob degac , da mof taw ti si yatt ct taw si gniob despop .

It sh reb dsape laees smit ni et tsap nigiah sntem tat Ieah daitta tat esat si akal fo tsut htw et ylio , da tat et oho sh reth atega . By ton gniob et cilop datsesu yhw esat segac ea gniob despop da taw et segac ea siba ct et tsutsm tat syhada tu esat . Mra fo su eah okrov htw et ylio ni et tsap da drael datsif tat uy den ct ol moy nolraser ditetop flesny . I sawozori ni et rena trejop rehw drael tat et ylio delaf egelwica tat yet yaria dh tsiglob tger rcf Ne yo ker dyfibe tat ti sawlamep yisoiap delvop yo et La adra trejop ) , da ero ew deth da dap rcf et eas tsiglob tger ta mo esape fo reo \$1,000, et ylio

okol ct etepolevel , ylio LeRke , sa ct fi silt sawlaman . Teh ylio taw htw et mael esuper tat ti saw tonlaman rehw ni taf , et eldw dal yisrel surb notaludac did ton kov rehw gilet ni et taf tat Ne yo ker saw lamep reats . Wedap sraut fosalkol fo lagel eradiug ditetop salesno mof et ylio ctense tat et ylio obolf yilp .

set eah dats ralinis seirts . Th , ti streapa sa ct yhw esat si akal fo tsut . I na ens tat esat easusap tat uy eaf tat ew ea ton eava fo . reho gikow reitst dailoc da yreho si et yro yaw ct plh ecter tsut ni El oho ylio tremeoy .

Tengnos gntem tsal tgin yro deth ct et kal fo tsut , da did ton erach noselwok fo taw esat segac ea . dth sntem ea atsaw fo xt repp sallol sa yet ea gniob dth .

slape ,

Wih Mdojo Aredke fo El oho sili kpa rehu 126-241-04-100 (I rael 'twok fi uy den silt tub eroms tsal tgin das tat et ylio seel ton tpeca erodparrc selu uyerefer moy leap rehun )

NOTICE: Th ehan da ya selif datsat htw ti yan nirec lairelifroc i da ea datsri vialre rcf et ea fo dthantichi mstira ct

7/3/12

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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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# 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:

Bill Willman

Address:

2196 Loch Way  
El Dorado Hills

Would you like to receive e-mail updates on this project?

Yes   
No

Your E-mail Address:

WGWILLMAN@YAHOO.COM

HAVE MAJOR CONCERNS ABOUT  
TRAFFIC FROM DIXON RANCH  
GOING THROUGH HIGHLANDS VIAL. THE  
SAFETY OF OUR CHILDREN WILL BE MAJORLY  
IMPACTED -

RECOMMEND DIXON HOUSING NUMBER  
BE LOWERED FROM THE 714 TO  
SOMETHING AROUND 200 HOMES AND  
NO EXIT THROUGH HIGHLAND VIEW

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

110013







# 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: Victoria Summers  
 Address: 2335 Loch Way  
El Dorado Hills, CA 95762

Would you like to receive e-mail updates on this project? Yes  No

Your E-mail Address: Victoria95762@yahoo.com

- 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

\* Please let me know about any Dixon Ranch issues, Wilson Estates

### Concerns:

1. Infrastructure
2. NOA - naturally occurring asbestos  
Dust mitigation measures
3. traffic issues
4. Density issues - Wilson Estates  
- Dixon Ranch
5. concern of level of service - Roads

\* Don't make changes to zoning code



Change location for - to a larger venue

Please use reverse for additional comments

June 27 - Dixon Ranch meeting

110019

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

Online comment form available at www.edcgov.us/LandUseUpdate







# 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.

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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: Katharine Czarnicki

Address: 4172 Kilt Cir  
EOH, CA

Would you like to receive e-mail updates on this project? Yes  No

Your E-mail Address: Kczarne@aol.com

*mitigation needs to be publicized + changed to accommodate more angry EOH citizens*

Listen to the community - who wants high density housing off Green Valley (Dixon Ranch Project)? Developers who don't live here. If no one within the community wants this, why is it being considered? This will impact our community negatively in the following ways -

- traffic congestion / dangerous road conditions
- water usage
- aesthetic - it is surrounded by rural properties + homes on 14 acres
- crime - we just recovered from a year of home break-ins.
- has anyone considered asbestos from all the construction?

Stop this process or we will sue to make it stop.

*Johanne Guin*  
Extend Scoping Deadlines

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

110018





# 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: JANNA BUWALDA

Address: 1940 Harlan Drive  
El Dorado Hills, CA 95762

Would you like to receive e-mail updates on this project? Yes   
No

Your E-mail Address: jabuwalda@sbcglobal.net

The General Plan should be changed to ensure the area North of Green Valley Road stays rural and does not include high density residences. This is required to ensure the quality of life, transportation and water issues are not worsened by heavy development anywhere along Malcom Dixon.

The wording related to shifting costs for infrastructure (like road paving) from developers to tax payers in any T6A or zoning update should not

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@edcgo.us

Please use reverse for additional comments

110017



# TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE UPDATE

## Scoping Meeting Comment Form

The Board of Supervisors or whoever else is responsible should ensure the 30 or 45 days for comment does not start until a complete list of the current wording, proposed change and why for each element/change is available to the public. Ms Kerr confirmed it is currently ~~is~~ piecemeal and defensively referred to the # of meetings already held on this. Meetings can not convey the specifics that the public deserves to read.

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

## 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: Natalie + Catherine Stoppioni

Address: 1723 Dormity Rd  
Rescue, CA 95672

Would you like to receive e-mail updates on this project? Yes   
No

Your E-mail Address: cesrescue@yahoo.com  
swissgirldrivesatruck@gmail.com

Do not change the zoning of the GreenValley  
Major Zones area until it has been  
compared to the 2004 General Plan -  
High Density in this area is unacceptable  
The infrastructure cannot handle it.

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

110016





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

---

## Re: Comments Regarding TGPA-ZOU

1 . message

---

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

Fri, Jun 8, 2012 at 11:57 AM

To: Jim Stommel &lt;jim@lehrauto.com&gt;

Cc: Roger Trout &lt;roger.trout@edcgov.us&gt;, Pierre Rivas &lt;pierre.rivas@edcgov.us&gt;, TGPA-ZOU ZOU &lt;TGPA-ZOU@edcgov.us&gt;, Kimberly Kerr &lt;kimberly.kerr@edcgov.us&gt;

Hi Jim,

Thank you for your comments below. We apologize for any confusion there might have been between the El Dorado Hills scoping meetings for the Targeted General Plan Amendment and Comprehensive Zoning Ordinance and the project specific scoping meeting for Dixon Ranch Development. I am cc'ing: Pierre Rivas who is managing the Dixon Ranch Project. He is available to answer any questions you may have.

Also, your comments below will be added to those received on behalf of the Targeted General Plan Amendment and Comprehensive Zoning Ordinance Update Notice of Preparation.

Please contact me should you have any questions regarding the environmental review process for the Targeted General Plan Amendment and Comprehensive Zoning Ordinance Update at Shawna Purvines [530-621-5632](tel:530-621-5632).

Thank you again,  
Shawna Purvines

On Thu, Jun 7, 2012 at 7:33 PM, Jim Stommel <jim@lehrauto.com> wrote:

I just returned from a meeting (6/7) which we were all lead to believe was to discuss the Dixon Ranch Proposal. All 150 of us were wrong. Yes 150 people showed up to oppose the project!! All from Highlands View, Sterlingshire, Green Spring Ranch & West. That is probably close to 50% turn out. Now my concern. I live in Highland View, why would anyone even consider forcing so much traffic is the neighbor let alone a street (Aberdeen) that is such a risky street to travel on (Steep), a street with no sidewalks for children, no street lights for visibility. This is going to be a major disaster waiting to happen if you join 700+ houses next to our small neighborhood. People in Dixon ranch will travel through our neighborhood if they have children going to schools off Silva Valley, etc. Why is it so important to have such density, low income housing next to large lot, acreage communities? Why do all the notices have to be in such verbiage the normal person does not understand any of it. Why does the County spend years to create/adopt a plan and only allow people 30 days for comment?

Thank you,

Jim S.ommel

Ph. [916.646.6626](tel:916.646.6626)

Fax [916.646.6656](tel:916.646.6656)

Cell [916.825.8390](tel:916.825.8390)



[Jim@LehrAuto.com](mailto:Jim@LehrAuto.com)

[. www.lehrauto.com](http://www.lehrauto.com)



# TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE UPDATE

## Scoping Meeting Comment Form

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Cameron Park, June 27

Placerville, June 28

Name: Kelley & John Garcia

Address: 515 Alta Vista Ct.  
EDH, CA 95762

Would you like to receive e-mail updates on this project? Yes  No

Your E-mail Address: bugginu@sbcglobal.net

Letter to follow: Ina nutshell

- Where land usage and zoning inconsistencies exist why are the proposals recommending HIGHER DENSITIES versus lower densities more consistent with adjoining neighborhoods? Higher densities will significantly impact traffic, public safety, greenhouse gasses.

There is no \$ to widen roads, no County employees to enforce codes or violations of mitigated items.

\* i.e. Safeway was supposed to make improvements to intersection of Green Valley Road & Salmon Falls.

No one has followed up and ENFORCED them to make the improvements.

Residents are left with the traffic, safety concerns, and lack of enforcement.

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

110006 *over*





# TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE UPDATE

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Cameron Park, June 27

Placerville, June 28

Name: Roberta Justyn

Address: 2101 Loch Way  
EDH

Would you like to receive e-mail updates on this project? Yes   
No

Your E-mail Address: \_\_\_\_\_

*I don't want the zoning to be changed from Low Density to High Density in the Dixon Ranch Project or the Wilson Project. Both projects will have a very bad affect on Green Valley road and the infrastructure would ruin the rural areas. The fact that the (BOS) changed the zoning from agricultural to Low Density and for example that would allow 208 homes on the Dixon Ranch versus 718 homes with High Density computes to an increase of 3X the amount of people using the roads. We have been here in El Dorado County twenty years and never*

Please use reverse for additional comments

110012

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  
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or: shawna.purvines@edcgov.us

# TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE UPDATE



## Scoping Meeting Comment Form

expected that areas of 5 to 10 acres would ever be connected with High Density backyards. Like zoning to like zoning is acceptable and we are not asking for no development but maintaining the correct zoning on behalf of all the people who bought into this community and expect rural areas to be maintained open areas. For a long time there were no additional water meters to be had in this area and now it seems that water is plentiful. When did this change? We are mostly professional intelligent people with valid concerns and would like the respect by being addressed with specifics about projects without having to go through 400 pages of zoning requirements to get answers. Rhetoric is just rhetoric and most of these meetings are atrocities represented to confuse and frustrate the public.

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

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Cameron Park, June 27

Placerville, June 28

Name: Bill Jeppesen

Address: 2550 Aberdeen Lane  
El Dorado Hills, CA 95762

Would you like to receive e-mail updates on this project? Yes   
No

Your E-mail Address: bill@automall.com

I wrote my comments on the reverse side.

OVER PLEASE

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

110011

# TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE UPDATE



## Scoping Meeting Comment Form

Bill Jeppesen

RE: DIXON RANCH E.I.R.:

How much additional traffic will the project create:  
- overall?

- During commute hours?

- in addition to existing Green Valley traffic?

- that will cut through Highland View?

- Also what percentage is expected to cut  
through Highland View?

How much construction traffic will the project create:

- overall?

- How much will cut through Highland View?

- How will this be managed/controlled?

Re: Highland View as it relates to Dixon Ranch:

How much traffic currently exits/enters Highland View  
via Appien or via Koch?

- How much will enter/exit via Lima through  
Dixon Ranch?

Bill Jeppesen  
2550 Aberdeen Lane  
El Dorado Hills, CA 95762  
916-941-7553  
bill@automall.com

If you did not finish  
your comments at the time of the  
meeting, please send them to:

Shawna Purvines, Senior Planner  
Development Services Department  
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Placerville, CA 95667  
or: Shawna.purvines@edcgov.us



# TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE UPDATE

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Cameron Park, June 27

Placerville, June 28

Name:

Jennifer Clarke

Address:

2770 Aberdeen Lane  
El Dorado Hills, CA 95762

Would you like to receive e-mail updates on this project?

Yes   
No

Your E-mail Address:

greenbull@sbcglobal.net

I believe there was an initiative passed that ~~required development~~ required developers to pay for any improvements that need to be incurred to the roads/traffic. Are you trying to change that with this scoping project?

I am concerned about the Dixon Ranch development and the environmental impact of traffic through Highland View and Green Valley. It should remain with the parcel size currently approved.

Thank you,

Jenny Clarke

Please use reverse for additional comments

110010

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

Online comment form available at [www.edcgov.us/LandUseUpdate](http://www.edcgov.us/LandUseUpdate)









# TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE UPDATE

## Scoping Meeting Comment Form

water - the water table seems to be shrinking  
& our wells could suffer as a result of  
Dixon Ranch Development.

wild life - per Sacramento Bee Apr. 8, 2012 (front page)  
"State deer numbers drop  
Habitat loss biggest reason for decline."  
By putting such high density housing  
in an area where the deer now roam.

traffic - making a left turn from  
West Green Springs Rd. onto  
Green Valley Rd. is difficult during  
peak times. Just widening Green  
Valley Rd. would not make this  
any easier.

quality of life - We moved on our property in  
1977 because we wanted to live in a rural area.  
We have had goats, rabbits, & a horse. We love the  
wild flowers & the wildlife.

Barbara Jensen  
3163 Verde Valle Ln.  
El Dorado Hills, CA

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

110009



# TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE UPDATE

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Please check the meeting you attended :

Name: Martin J. Hoffman, M.D.

Address: 4114 Morningview Way  
El Dorado Hills, CA 95762

Would you like to receive e-mail updates on this project? Yes  No

Your E-mail Address: martin.hoffman@va.gov

- 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

Regarding the Dixon Ranch proposal:

1. It should be relatively easy to estimate the increase in traffic through Highland View that would result from the proposed Dixon Ranch subdivision. What are the accepted criteria? Has this analysis been performed? What are the results?

2. Why is there no alternative beyond the Greenvalley and the Highland View entrance/exit to/from Dixon Ranch

(over)

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

110008

# TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE UPDATE



## Scoping Meeting Comment Form

3. Why would existing homeowners be responsible for costs associated with upgrading Greenvalley Road when the developer is the one who stands to gain the most from this development?

4. Is there really a need for so many high density new residences in El Dorado Hills?

5. I was disappointed that this meeting was not an opportunity to address the questions above. When will I have that opportunity? Do our comments really matter?

6. If our comments matter, then I would like it noted that I believe the proposed Dixon Ranch subdivision will result in unsafe roadways in Highland View. Without sidewalks and general use of subdivision roads by children, this is a real concern.

A handwritten signature in black ink, appearing to read "M.D.", written over a horizontal line.

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

## Scoping Meeting Comment Form

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Please check the meeting you attended :

Name:

Bob Hblitzel

Address:

1500 Lake Vista Lane  
El Dorado Hills, CA 95162

Would you like to receive e-mail updates on this project?

Yes   
No

Your E-mail Address:

bhblitzel@stcglobal.net

El Dorado, May 30

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Provide a clear document to comment on that shows existing GP THEN THE PROPOSED AMENDMENT AND ONE THAT SHOWS THE EXISTING ZONING THEN PROPOSED ZONING SO THAT THE CHANGES ARE CLEAR AND WE CAN COMMENT WITH ALL THE INFORMATION NOT PART OF THE INFORMATION.

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

110007



# TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE UPDATE

## Scoping Meeting Comment Form

~~6/7/12~~

~~Provide a chart to  
show the original~~

If you did not finish  
your comments at the time of the  
meeting, please send them to:

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Development Services Department  
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Placerville, CA 95667  
or: [Shawna.purvines@edcgov.us](mailto:Shawna.purvines@edcgov.us)



# TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE UPDATE

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Cameron Park, June 27

Placerville, June 28

Name: LOMA ALAMEDA

Address: 2001 Green Valley Rd  
EL DORADO HILLS - CA - 95762

Would you like to receive e-mail updates on this project? Yes  No

Your E-mail Address: LOMA@SBC GLOBAL.net

My comments are directed to the Dixon Ranch development in EDH. Since I live across the street and have for 4 years seeing/hearing the cattle from that Ranch, it is why I moved here to be in the country.

1) High density housing planned is not conducive to what's around it. 3 sides are homes on acreage, the 4th is very large lots.

2) WATER ---- Always an issue. Where will it come from? And what happens in a drought year?

3) NO TOPO map. The current map looks like an overlay from "another project". What happens to all the oak trees?

4) Traffic on Green Valley Rd. It's awful now. Green Springs Ranch

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 →

110033





# TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE UPDATE

## Scoping Meeting Comment Form

and SterlingShire both need stoplights, so would Dixon Ranch project. What happens to me and my access?

5) Growth/housing in El Dorado County doesn't need high density developments. That's not what El Dorado County is. It's County, vineyards, orchards, ranches and homes with space to breathe!!

6) Finally - - - Crime. With growth comes crime. Who wants that? I feel safe now, don't ruin a good thing

Shawna O'Connell

19 JUN 22 AM 11:21  
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



# TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE UPDATE

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Cameron Park, June 27

Placerville, June 28

Name: Michael J + JANICE R. FREIRE

Address: 401 Reem Ct.  
~~El Dorado Hills~~ El Dorado Hills CA 95702

Would you like to receive e-mail updates on this project? Yes   
No

Your E-mail Address: mikefreire@msn.com

~~TS~~  
Please see the Reverse side.

12 JUN 19 AM 11:30  
RECEIVED  
PLANNING DEPARTMENT

12 JUN 19 AM 11:30  
RECEIVED  
PLANNING DEPARTMENT

Mail

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

110020



# Scoping Meeting Comment Form

## Comments to Scoping Meeting 6-7-2012

---

I am opposed to the changes proposed to the General Plan including zoning changes to implement the Dixon Ranch Residential Project for the following reasons:

Traffic in the Highland View Residential area and Green Valley Road would be more than those roads could handle safely. Increased traffic in the Highland View Residential area would be dangerous since most homes on Aberdeen have children and no sidewalks are present. Autos and children would occupy the same space!

Most homeowners moved to this area to get away from high density living. With high density comes higher crime activity.

This proposal would put a great strain on the resources necessary to support this project! Existing Police, Fire and Medical resources would be put under extreme pressure.

With higher density comes more pollution to the environment! In addition, a forest of oaks will be destroyed to make way for these homes.

A proposal with much less density (similar to Highland View) would be difficult to deal with, but this proposal is beyond extreme.

Michael and Janice Freire

401 Reem Ct.  
El Dorado Hills, CA 95762

---

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)



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Cameron Park, June 27

Placerville, June 28

Name: Ken Reynolds

Address: 3804 Amer Court  
El Dorado Hills CA

Would you like to receive e-mail updates on this project? Yes  No

Your E-mail Address: Sloweyde @AOL.COM

Regarding The Dixon Ranch Project. Although growth happens IN THIS CASE I AM OPPOSED FOR MANY REASONS. #1 ENVIREMENT. IF ONE CAR ADDITIONAL TRAVELS OUR ROADS IT <sup>(THE ENVIREMENT)</sup> IS CHANGED. We have enough TROUBLE WITH THE CURRENT HOME OWNERS RESPECTING OUR NEIGHBORHOOD SPEED LAWS LET ALONE PEOPLE WHO DON'T FIVE IN OUR NEIGHBORHOOD AND WOULD HAVE NO REASON TO RESPECT OUR NEIGHBOOD TO GET TO THEIRS. # NOISE FROM THIS NEW TRAFFIC. POSSIBLY 1400 MORE CARS ON OUR SAME ROADS - Really? How MANY MORE TRIPS WOULD THAT BE PER DAY?

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

110034



# TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE UPDATE

## Scoping Meeting Comment Form

3 IF THIS PROJECT IS TO HAPPEN  
~~THE~~ IN ANY FORM THE TRAFFIC  
 SHOULD NOT GO THROUGH ANY  
 OF HIGHLAND HILLS, ~~OR~~ HIGHLAND VIEW  
 OR STERLINGSHIRE. 4. ADDITIONAL  
 NOISE, POLLUTION OF ALL SORTS, SHOULD  
 NOT ~~BECOME~~ GROW FOR CURRENT  
 RESIDENCES + THEIR RESIDENTS

LASTLY ZONING SHOULD NOT  
 BE CHANGED TO ACCOMMODATE  
 THIS PROPOSED PROJECT, CURRENT  
 RESIDENTS MOVED HERE BECAUSE  
 OF HOW OUR TOWN WAS ORIGINALLY  
 STRUCTURED. IE LOW DENSITY

mailed in  
 RECEIVED  
 PLANNING DEPARTMENT  
 JUN 21 AM 11:37

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





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Cameron Park, June 27

Placerville, June 28

Name: John + Judy Kellebrew

Address: \_\_\_\_\_

Would you like to receive e-mail updates on this project? Yes   
No

Your E-mail Address: \_\_\_\_\_

We moved here over twenty years ago for a rural lifestyle. We do not want the zoning to be changed from low density to high density in the Wilson or Dixon Ranch projects. There are enough traffic crashes on Green Valley Rd at present.

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

110014







# TARGETED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE UPDATE

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South Lake Tahoe, June 25

Cameron Park, June 27

Placerville, June 28

Name: FRANK PAZOURECK

Address: 1076 UPLANDS DRIVE

EDH, CA 95762

Would you like to receive e-mail updates on this project? Yes  No

Your E-mail Address: F\_PAZ@PACBELL.NET

The single 2-lane narrow road of Malcome-Dixon cannot be widened and is not capable of adding traffic beyond current rates without serious traffic consequences.

Turning onto Malcome-Dixon from Uplands Drive is already a dangerous proposition due to the blind, uphill curve to the East.

I have had several near rear-end issues due to the fact traffic while attempting the turning maneuver stated above.

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

110015





## Fwd: Meeting June 7 re Dixon Ranch

1. message

Shawna Purvines <shawna.purvines@edcgov.us>

Fri, Jun 8, 2012 at 2:47 PM

To: mbohlman@sbcglobal.net

Cc: Kimberly Kerr <kimberly.kerr@edcgov.us>, TGPA-ZOU ZOU <tgpa-zou@edcgov.us>, Roger P Trout <roger.trout@edcgov.us>

Hi Mary,

I also wanted to let you know that we did receive your e-mail with comments regarding the Targeted General Plan Amendment and Comprehensive Zoning Ordinance Update.

Your comments will be provided to each of the County Board of Supervisors and considered within the environmental review process.

Please do not hesitate to contact me at Shawna Purvines [530-621-5362](tel:530-621-5362) or at this e-mail should you have any questions.

Thank you again,  
Shawna Purvines

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

From: The BOSONE <bosone@edcgov.us>

Date: Fri, Jun 8, 2012 at 11:31 AM

Subject: Meeting June 7 re Dixon Ranch

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

FYI

### Loretta Featherston

Assistant to Supervisor John R. Knight

District 1

Board of Supervisors, Count. of El Dorado

Phone: [\(530\)621-5650](tel:5306215650)

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

From: Mary Bohlman <mbohlman@sbcglobal.net>

Date: Thu, Jun 7, 2012 at 2:52 PM

Subject: Meeting June 7 re Dixon Ranch

To: [bosone@edcgov.us](mailto:bosone@edcgov.us), [bostwo@edcgov.us](mailto:bostwo@edcgov.us), [bosthree@edcgov.us](mailto:bosthree@edcgov.us), [bosfour@edcgov.us](mailto:bosfour@edcgov.us), [bosfive@edcgov.us](mailto:bosfive@edcgov.us)

Cc: Bub <bohlmano@saccounty.net>

Dear Supervisors,

I neglected in my previous e-mail to specifically list some proposed changes to which we are vigorously opposed. I would urge you to deny them.

Amend density from 24 units to 30 unit per acre. This amendment would have a significant impact on site specific projects designated as multi-family use. Also, there is no corresponding requirement that there must be any necessary infrastructure in place to support the project prior to development (roads, sewer, water, etc.)

Delete the requirement for a Planned Development application on projects of 3 or more per acre. Planned Development designation along with the current requirements are currently in place for a reason. Why delete the oversight on larger projects when the oversight is even more important.

Amend the 30% open space requirement inside of Community Regions and Rural Centers to allow lesser area of "improved open

space". A reduction in the requirement of open space will dramatically change the rural and community feel of which many residents based their decision to move to El Dorado Hills and the County.

Amend the Density Bonus policy which allows higher density than the current zoning designates for that land parcel through setting aside open space as part of a residential project. 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 then be evaluated based on merit of the project.

Delete the requirement that all development applications which have the potential to create 50 parcels or more shall require the application of the planned Development Development combining zone districts.

The requirement for a Planned Development belongs in the the General Plan as it is one of the fundamental principles of our County to ensure preservation of open spaces as well have having infrastructure in place prior to development.

A public facilities and services financing plan that assures that costs burdens and civic, public, and community facilities, infrastructure, ongoing services, including operations and maintenance necessitated by a development proposal, as defined below, are adequately financed to assure no net cost burden to existing residents shall be required is being proposed to change to read "may be submitted". Thus, the cost for new developments can and very likely will be transferred and born by existing residents rather than by the developer.

Allow for narrower streets and road ways to support the development of housing affordable to low income levels. Allowing narrower streets can significantly sacrifice the safety of our citizens.

Amend the restrictions for the development on 30% slopes. Construction of homes on 30% grades would cause additional environmental impacts on the area (grading, water runoff, and erosion). (Think of the mudslides in Southern California during the rainy season).

Increase high density residential land use from a maximum of 5 units per acres to 8 unites per acre. This would put a tremendous load on the supporting infrastructure (which is already in need of improvement - think of Green Valley Road and Salmon Falls Road) and give the land developer the density bonus without earning it and not necessarily based on the merits of the project.

Add, amend or delete existing Community Regions or Rural Center planning areas. These areas should be identified and analyzed to determine public support for this change as this could be very significant. That is what El Dorado County is curently known for - community regions and a rural feel.

Modify the term worsen and the corresponding policies that are affected. The term worsen should be a scientific term that has a measurable value and infrastructure trigger points to prevent reduction of traffic circulation and degrading of service. We need to be sure that the term worsen is not "lessened in meaning" to avoid the current barriers to mass development that are currently in place to protect us.

Allow alternative means to any open space requirement to provide more flexibility and incentives for infill development. This will allow too many discretionary decisions by County policy makers on open space issues.

Thank you. I appreciate your denying all of the above proposed changes.

Mary and Oliver Bohlman

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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)  
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**Fwd: FW: Chapter 17.40.350 El DoradoEDAC\_TPZ.docx**

1. message

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

Wed, Jun 27, 2012 at 4:11 PM

To: Cedric Twight &lt;CTwight@spi-ind.com&gt;

Cc: Kimberly Kerr &lt;kimberly.kerr@edcgov.us&gt;, edc.cob@edcgov.us, TGPA-ZOU ZOU &lt;TGPA-ZOU@edcgov.us&gt;

Hi Cedric,

Both the Planning Commission and the Board will receive a copy of all comment letters prior to the Zoning Ordinance Workshop scheduled for the week of July 16th.

Thank you for sending in your comments.

Shawna

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

From: Cedric Twight &lt;CTwight@spi-ind.com&gt;

Date: Wed, Jun 27, 2012 at 3:57 PM

Subject: RE: FW: Chapter 17.40.350 El DoradoEDAC\_TPZ.docx

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

Cc: [kimberly.kerr@edcgov.us](mailto:kimberly.kerr@edcgov.us), [edc.cob@edcgov.us](mailto:edc.cob@edcgov.us)

Shawna,

Attached please find the Natural Resource Working Group (NRWG) comment letter on the PRD Zone Ordinance. If you require any additional information feel free to contact me directly. Also I would like copies of this letter to be distributed to the Planning Commission and the Board of Supervisors. I have sent a copy to the Clerk of the Board so the Board members will receive a copy of the letter, but I am not sure who distributes this kind of correspondence to the Planning Commission. Can you get the Planning Commissioners a copy?

Sincerely,

Cedric Twight

[530-378-8127](tel:530-378-8127)

--

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

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NRWG comment letter PRD Zone Ordinance.pdf  
6216K

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Cedric Twight  
EDAC Regulatory Reform Sub-Committee  
Natural Resources Working Group  
P.O. Box 496014  
Redding, CA 96049-6014  
June 26, 2012

El Dorado Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

Dear Board Members:

The following is intended to inform El Dorado County Board of Supervisors, Planning Commissioners and the Planning staff regarding how the Public Release Draft (PRD) Zone Ordinance dated 5-25-2012 does not adequately address the Board of Supervisors Resolution of Intention 184-2011. The following excerpts are from the PRD Zone Ordinance dated 5-25-2012; suggested changes include strikeouts (~~deletions~~) and alternate language (underlined red letters). The suggested changes are modifications that will bring consistency between the various sections of the PRD Zone Ordinance and ROI 184-2011. Natural Resource Working Group comments on the individual sections and their applicability to meeting the intent of ROI 184-2011 are made in *italics* and precede each section of the PRD Zone Ordinance excerpts in which edits are suggested. The Items are listed in the numerical order of the Sections in which they appear.

Please incorporate all of the suggested language changes as an alternative to the PRD Zone Ordinance dated 5-25-2012, so that it can be studied in the Environmental Impact Report for the Targeted General Plan Amendment and Comprehensive Zoning Ordinance Update.

**Item 1)**

*The Natural Resource Working Group (NRWG) envisions more potential opportunities for lodging, outdoor recreation and retreat accommodations within timber production zone land than were proposed in the PRD Zone Ordinance. The Use Matrix below has been edited to reflect the opportunities that the NRWG believe are consistent with the Purpose of Sections 17.040.170 and Section 17.040.210 found in the PRD Zone Ordinance dated 5-25-2011 and the Board of Supervisors ROI 184-2011. Note: A Conditional Use Permit (CUP) is discretionary and requires a full CEQA evaluation.*

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**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:



USE TYPE	LA	PA	AG	RL	FR	TPZ	Specific Use Reg.
<b>LA: Limited Agricultural</b>	<b>P Permitted use (Article 4)</b>						
<b>PA: Planned Agricultural</b>	<b>A Administrative permit required (17.52.010)</b>						
<b>AG: Agricultural Grazing</b>	<b>T Temporary use permit required (17.52.070)</b>						
<b>RL: Rural Lands</b>	<b>CUP/ Conditional use permit required/</b>						
<b>FR: Forest Resource</b>	<b>MUP Minor use permit required (17.52.020)</b>						
<b>TPZ: Timber Production Zone</b>	<b>TMA Temporary mobile home permit (17.52.060)</b>						
	<b>— Use not allowed in zone</b>						
<b>Kennel, private<sup>2</sup></b>	P/CUP	P/CUP	P/CUP	P/CUP	P/CUP	—	17.40.080
<b>Room Rental: One bedroom, only</b>	P	P	P	P	P	—	
<b>Secondary Dwelling</b>	P	P	P	P	P	—	17.40.060, 17.40.300
<b>Commercial</b>							
<b>Agricultural Support Services</b>	CUP	CUP	CUP	CUP	CUP	—	17.40.070
<b>Animal Sales and Service: Veterinary Clinic</b>	—	CUP	CUP	CUP	CUP	—	
<b>Contractor's Office: Off site</b>	—	—	—	TUP	TUP	—	17.40.190
<b>Home Occupation</b>	P/A/ M/CUP	P/A/ M/CUP	P/A/ M/CUP	P/A/ M/CUP	P/A/ M/CUP	—	17.40.160
<b>Kennel, commercial</b>	—	—	CUP	CUP	CUP	—	17.40.070
<b>Lodging Facilities: Agricultural Homestay</b>	A/CUP	A/CUP	A/CUP	A/CUP	—	—	17.40.170
<b>*Agricultural and Timber Resource Lodging</b>	CUP	CUP	CUP	CUP	CUP	CUP <sup>3</sup>	
<b>Bed and Breakfast Inn</b>	CUP	CUP	CUP	CUP	CUP	CUP <sup>3</sup>	
<b>Dude Ranch</b>	CUP	CUP	CUP	CUP	CUP	CUP <sup>3</sup>	
<b>Health Resort and Retreat Center</b>	—	CUP	CUP	CUP	CUP	CUP <sup>3</sup>	
<b>Vacation Home Rental</b>	A	A	A	A	A	—	17.40.370
<b>Nursery, plants: Retail</b>	—	—	—	CUP	—	—	
<b>Outdoor Retail Sales: Garage Sales</b>	P	P	P	P	P	—	17.40.220
<b>Temporary Outdoor</b>	A/T	A/T	A/T	A/T	—	—	
<b>Ranch Marketing</b>	CUP	P/A/ CUP	P/A/CUP	CUP	CUP	—	17.40.260
<b>Wineries</b>	CUP	P/CUP	P/CUP	CUP	—	—	17.40.400
<b>Industrial</b>							
<b>Mineral Exploration</b>	A/CUP	A/CUP	A/CUP	A/CUP	A/CUP	A/CUP	Chapter 17.29
<b>Mineral Production</b>	—	—	—	CUP	—	A/ CUP	
<b>Mining</b>	CUP	CUP	CUP	CUP	CUP	A/ CUP	
<b>Slaughterhouse</b>	—	CUP	CUP	—	—	—	
<b>Storage Yard: Equipment and Material Permanent</b>	—	—	—	—	—	P/ CUP	17.40.320
<b>Temporary</b>	T	T	T	T	T	T	



<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 Permitted use (Article 4)</b> <b>A Administrative permit required (17.52.010)</b> <b>T Temporary use permit required (17.52.070)</b> <b>CUP/ Conditional use permit required/</b> <b>MUP Minor use permit required (17.52.020)</b> <b>TMA Temporary mobile home permit (17.52.060)</b> <b>— Use not allowed in zone</b>						
USE TYPE	LA	PA	AG	RL	FR	TPZ	Specific Use Reg.
<b>Recreation and Open Space</b>							
Campground	CUP	CUP	CUP	CUP	CUP	CUP <sup>3</sup>	17.40.100
Camping, Temporary	—	—	—	—	—	P	
Golf Course	—	—	—	CUP	—	—	
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	CUP <sup>3</sup>	
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	CUP <sup>3</sup>	
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	CUP <sup>3</sup>	
<b>Civic Uses</b>							
Cemetery	—	—	CUP	CUP	CUP	—	
Churches and Community Assembly	—	—	—	CUP	CUP	—	
Community Services: Cultural centers, living history facilities	—	—	—	CUP	—	—	
Intensive	—	—	—	CUP	CUP	—	
Schools: College and University	—	—	—	CUP	—	—	17.40.230
Elementary and Secondary, Private	—	—	—	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
Minor	P	P	P	P	P	P	

<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 Permitted use (Article 4)</b> <b>A Administrative permit required (17.52.010)</b> <b>T Temporary use permit required (17.52.070)</b> <b>CUP/ Conditional use permit required/</b> <b>MUP Minor use permit required (17.52.020)</b> <b>TMA Temporary mobile home permit (17.52.060)</b> <b>— Use not allowed in zone</b>						
<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>Wind Energy Conversion System</b>	See Table 17.40.390.1 (WECS Use Matrix)						<b>17.40.390</b>
<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.							
<sup>3</sup> <u>Restricted to Parcels 160 acres and larger.</u>							
<sup>4</sup> <u>Administrative Permit on Parcels 160 acres and larger. Minor Use permit on existing legal parcels &lt;160 acres.</u>							

**Item 2)**

*ROI 184-2011 requires provisions be made to provide opportunities for residential and recreation uses on TPZ that are compatible with timber management and harvesting. The Purpose of Section 17.40.170, as written in the PRD Zone Ordinance is consistent with ROI 184-2011. The edits to the other sections of 17.40.170 that follow are intended to reflect the Purpose of Section 17.40.170 by providing Lodging Facilities to “further the development of agriculture tourism and recreation economies” which is also consistent with ROI 184-2011. Timber Production is a form of agriculture and some parcels **may** hold opportunities to help meet the Purpose of Section 17.40.170, subject to a CUP and approval by the Board of Supervisors.*

*The Natural Resource Working Group (NRWG) envisions the potential opportunity for a Dude Ranch or Health Resort and Retreat Center being compatible with timber production, where it occurs on a small scale (see edit to Item 4 “H” below). Lodging might be part of such a business and therefore the following edits maintain consistency between the proposed 17.21.020 Agricultural and Resource Zone Districts Use Matrix and section 17.40.170 Lodging Facilities. The NRWG recognizes that a Dude Ranch, Retreat Center or Health Resort may only make sense on a **select few** TPZ parcels, that is why the NRWG suggests that compatible uses such as these be evaluated using the Conditional Use Permit (CUP) process (See 17.21.020) and not as a use by right.*

*The CUP process requires a complete CEQA analysis, which would identify, discuss and mitigate issues relating to the proposal. Through the CEQA process El Dorado planning staff, the*

*Agricultural Commission, Planning Commission and ultimately the Board of Supervisors would then evaluate the legitimacy of the proposal and condition it appropriately, or deny the proposal. The proposed Natural Resources Working Group zone ordinance edits incorporate the involvement of a Registered Professional Forester (RPF). The RPFs role will be to evaluate the project to ensure its compatibility with continued timber production from the parcel and provide an evaluation using a timber management plan to detail and describe how the proposed project is integrated into the continuing timber production from the parcel. A Registered Professional Forester is licensed by the California State Board of Forestry and is the only professional qualified to make determinations relating to the practice of Forestry (14 CCR § 1602) and thus the compatibility of a project proposal necessitates the involvement of an RPF. Item 4 “H” further on in this letter shows edits to Section 17.40.350 Criteria for Other Compatible Uses in TPZ, which incorporate the expertise of a RPF.*

#### **17.40.170 Lodging Facilities**

**A. Purpose.** The purpose of this Section is to further the development of the agricultural and timber resource tourism and recreational economies of the County, while providing adequate health and safety standards for the guests of such lodging facilities, developing standards to preserve the residential character of neighborhoods, and protecting the public health, safety, and welfare of the surrounding areas.

**C. General Standards.** Lodging facilities shall be subject to the general standards below. In addition, the specific use standards under Subsections D-G shall apply.

1. Lodging facilities proposed within Agricultural Districts or Timber Production Zone (TPZ), as identified on the General Plan land use and Zone maps, or adjacent to land zoned Planned Agriculture (PA), Limited Agriculture (LA), Agricultural Grazing (AG), Forest Resource (FR), or Timber Production (TPZ) must be reviewed by the Agricultural Commission for compatibility with surrounding agricultural land uses prior to action by the review authority.

#### **G. Dude Ranch.**

1. Minimum lot size – 20 acres.
2. The applicant shall demonstrate to the satisfaction of the Agricultural Department that the site meets the minimum qualifications for agricultural/grazing use as set forth under the minimum criteria for a Williamson Act Contract, whether the property is under contract or not.
3. Meals may be served to registered day use or overnight guests, only. There are no limitations ~~on the number of meals or the times at which they are served.~~

4. Dude Ranch in TPZ shall be subject to Subsection 17.40.350.H.

#### **H. Health Resort and Retreat Center.**

1. Health resorts and retreat centers shall be considered an expanded home occupation in those zones allowing residential uses and a compatible use in Commercial and Special Purpose zones.
2. Meals may be served to registered day use or overnight guests, only. There are no limitations on the number of meals or the times at which they are served.

3. Health Resort and Retreat Center in TPZ shall be subject to Subsection 17.40.350.H.

**Item 3)**

*Section 17.40.210 is adequately drafted. The NRWG envisions the potential opportunity for Outdoor Recreational Facilities being compatible with timber production, where it occurs on a small scale (see 17.40.350 H below). The proposed 17.21.020 Agricultural and Resource Zone Districts Use Matrix above considers the Purpose statement found in Section 17.40.210 below and through the Conditional Use Permit (CUP) process provides a broader list of potential Outdoor Recreation project opportunities to consider on TPZ. A CUP makes sense for Outdoor Recreation projects on TPZ since each situation will have its own set of unique issues, therefore considering each proposal on a case-by-case basis is prudent. The CUP process provides the owner the opportunity to bring an idea forward while giving the County and public an appropriate level of analysis under CEQA, such that a project may be approved or disapproved on its own individual merits. Involving an RPF in the analysis of the project ensures timber production on the parcel is protected as a primary use.*

**17.40.210 Outdoor Recreational Facilities**

**A. Purpose.** The purpose of this Section is to ensure that adequate outdoor recreational facilities are available to the residents of the County while providing standards for the development of said facilities in order to protect the public health, safety, and welfare.

**Item 4)**

*The PRD Zone Ordinance section G, Criteria for Residential Use in TPZ is not consistent with the El Dorado General Plan. The PRD Zone Ordinance requires a different set of criteria for evaluating a discretionary residential use than is required by General Plan Policy 8.4.2.1. The General Plan Policy 8.4.2.1 states:*

**General Plan Policy 8.4.2.1. The County Agricultural Commission shall evaluate all discretionary development applications involving identified timber production lands which are designated Natural Resource or lands zoned Timberland Production Zone (TPZ) or lands adjacent to the same and shall make recommendations to the approving authority. Prior to granting an approval, the approving authority shall make the following findings:**



- A. The proposed use will not be detrimental to that parcel or to adjacent parcels for long-term forest resource production value or conflict with forest resource production in that general area;
- B. The proposed use will not intensify existing conflicts or add new conflicts between adjacent proposed uses and timber production and harvesting activities;
- C. The proposed use will not create an island effect wherein timber production lands located between the project site and other non-timber production lands are negatively affected;
- D. The proposed use will not hinder timber production and harvesting access to water and public roads or otherwise conflict with the continuation or development of timber production harvesting; and
- E. The proposed use will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to timber production lands.

*The proposed NRWG draft language utilizes an incremental approach to satisfy General Plan Policy 8.4.2.1 in a manner that is consistent with ROI 184-2011. The NRWG zone ordinance language also enlists the necessary professional skills of a Registered Professional Forester (RPF) for ensuring that a landowner satisfies General Plan Policy 8.4.2.1. Involving a RPF is an important addition to the ordinance because satisfying General Plan 8.4.2.1 will require an evaluation of a forested landscape and would involve making judgments relative to forestry practices and timber operations. The California Foresters Law (14 CCR § 1602) compels this kind of evaluation be done by an RPF. A RPF is uniquely qualified to perform the evaluation of a project relative to General Plan Policy 8.4.2.1 (A-E), since RPFs are trained in among other things; the California Forest Practice Rules, forest ecology, soil site classifications, timber harvest engineering, fire prevention, fuels management, timber growth and can evaluate and mitigate for forestry related watershed and biological impacts.*

*The proposed zone ordinance language does not allow a residential use by right, but instead utilizes an Administrative Permit for a residential use on a parcel greater than 160 acres in size. The NRWG believes that the Administrative permit process, which includes the services of a Registered Professional Forester (RPF), is a fair opportunity for a landowner to explore in a simple and efficient manner a means to secure a reasonable use of his/her private property. It also provides the Director of Development Services with the information to make a sound determination as to whether the productivity of the parcel for growing and harvesting timber is or is not compromised. The Administrative Permit process would use a certification letter by the RPF to the Director for the purpose of securing the Administrative permit (See Item 5, 17.52.010 (c) 1 below). The certification letter would include a narrative of how the proposed residential use satisfies General Plan 8.4.2.1 (A-E). The proposed alternative language therefore keeps the zone ordinance language consistent with General Plan 8.4.2.1 and eliminates the criteria, found in the PRD Zone Ordinance, which are not consistent with the existing General Plan, while not requiring a full CEQA analysis for a cabin on parcel 160 acres or larger.*

*~~Legal parcels less than 160 acres will not be prohibited outright from having a dwelling either, however the issue of timber production compatibility will require a higher level of analysis due to the size of the parcel. The higher standard of analysis will again use the expertise of a RPF, however instead of an Administrative Permit the application would be processed as a Minor Use Permit (MUP). Supporting documentation necessary for processing the MUP will include a Timber Management Plan. The Timber Management Plan will include a~~*



discussion of the soil resources, watershed resources, wildlife resources, vegetation conditions, timber inventory, fire risk & prevention, and management strategies. The Timber Management Plan will demonstrate that the dwelling will not significantly detract from timber production on the parcel and General Plan 8.4.2.1 is satisfied.

Other compatible uses indicated in the Land Use Matrix 17.21.020 will require the highest level of analysis. Other compatible uses such as Outdoor Recreation, a Dude Ranch, Campground or Retreat Center; as indicated in the Land Use Matrix 17.21.020, will only be allowed on parcels 160 acres or larger. These project proposals will be analyzed through the Conditional Use Permit process and will also include a Timber Management Plan prepared by a Registered Professional Forester. The foot print of building improvements for other compatible uses will also be restricted to less than 3 acres. Restricting the size of the foot print of building improvements keeps the compatible use consistent with the California Forest Practice Rules. The California Forest Practice rules require a conversion permit for activities that convert forestland (see 14CCR § 1104). There is however exemptions from the conversion permit process. One such exemption is for a less than 3 acre conversion for a bona fide alternate use of the land. It is the NRWG's opinion that by limiting other compatible uses to a foot print for building improvements to less than 3 acres, the concept of compatibility remains congruent with the State Forest Practice rules and will limit the scale of a project appropriately for the Timber Production Zone. A foot print for building improvements that is less than 3 acres would be less than 2% of a 160 acre parcel, the smallest sized parcel considered for other compatible uses under Section 17.40.170 in El Dorado County. If a project required a foot print for building improvements larger than 3 acres than a zone change to Forest Resource should be considered.

The following proposed edits utilizes excerpts from relevant portions of the PRD Zone Ordinance dated 5-25-2012, which is in (black text). The suggested NRWG deletions are shown as ~~strikeouts~~ while new text is shown as underlined **red letters**. The proposed edits provide consistency between General Plan Policy 8.4.2.1, as required by State Planning Law G.C.65860, and are also consistent with ROI 184-2011.

### 17.40.350 Timber Production Zone: Criteria, Regulations, and Zone Change Requirements

**G. Criteria for Residential Use in TPZ.** The County finds that residential use within the TPZ ~~may be~~ **is a compatible use**, consistent with growing and harvesting timber ~~in certain circumstances~~. However, it is recognized that in certain situations there may be a conflict with such a use. The review authority may grant a ~~Conditional~~ **Administrative** Use Permit or Minor Use Permit in compliance with Section 17.52.010 or **Section 17.52.010 respectively**, for construction of one owner- or caretaker-occupied dwelling subject to the following findings:

- i. The Agricultural Commission finds that such use is **in compliance with General Plan Policy 8.4.2.1.**
- ii. **An Administrative Use Permit is applicable for a TPZ parcel 160 acres or larger.**
- iii. **For existing legal parcels less than 160 acres a Minor Use Permit will be required, including a timber management plan prepared by a Registered Professional Forester.**

- ~~1. that there has been three consecutive years of management of intensive timber production on the subject property. The following criteria will aid the Agricultural Commission in determining what constitutes intensive management and must be considered before granting a Conditional Use Permit for a dwelling:~~

- ~~a. A timber inventory of the stand has been prepared;~~
- ~~b. Commercial harvesting operations have been previously conducted;~~
- ~~c. Legal and physical access to the property exists to support both the residential use and the timber operations;~~
- ~~d. The boundaries of the property have been located and the property owner has attempted to protect the property against trespass;~~
- ~~e. Disease or insect control work has been conducted;~~
- ~~f. Thinning, slash disposal, pruning, and other appropriate silvicultural work has been performed;~~
- ~~g. A fire protection system or a functioning fire protection plan has been developed;~~
- ~~h. Erosion control has been provided on existing roads and skid trails, and existing roads are maintained;~~
- ~~i. A significant portion of the understocked area of the lot has been planted.~~

- ~~2. The property owner has either demonstrated a need for full time residency on the subject lot to protect against theft or vandalism, or full time management of the stand is necessary for its continued productivity.~~

**H. Required Findings to Support Compatible Recreational and Other Non-Timber Uses.** When approving a Conditional Use Permit, as permitted in Table 17.21.020 (Agriculture and Resource Zone Districts Use Matrix), for compatible, non-timber related uses, the review authority shall make the following findings:

1. The proposed use will not be detrimental to that parcel or to adjacent parcels for long-term forest resource production value or conflict with forest resource production in that general area;
2. The proposed use will not intensify existing conflicts or add new conflicts between adjacent proposed uses and timber production and harvesting activities;
3. The proposed use will not create an island effect wherein timber production lands located between the project site and other non-timber production lands are negatively affected;
4. The proposed use will not hinder timber production and harvesting access to water and public roads or otherwise conflict with the continuation or development of timber production harvesting; and the proposed use will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to timber production lands. The proposed use is compatible with and will not detract from the land's ability to produce timber;
- ~~5.~~ Fire protection and public safety concerns have been adequately met, including the ability to provide adequate public access, emergency ingress and egress, and sufficient water supply and sewage disposal facilities;
- ~~6.~~ The proposed use will not adversely impact the area's watershed, wildlife, and Specific other natural resources.
7. The foot print of building improvements does not exceed 3 acres in size.



8. A Timber Management Plan will be prepared by a Registered Professional Forester. The Timber Management Plan will provide sufficient information so that the reviewing authority can make a reasoned determination of the proposed uses' compatibility with continued timber production, including an evaluation of items 1-4 above and also including a discussion of the following resources:

Soils Resources, Watershed Resources, Wildlife Resources, Vegetation Conditions, Timber Inventory Fire Risk & Prevention, Applicable Regulatory Sections & Discussion, Timber Management Strategies, Governmental Review of Practices.

ii. Additional information may include: Road Access Map, Soils Map, Stream Assessment Map, Biological Resource Maps, Basal Area by Diameter Graph, Basal Area by Species Chart.

iii. A map approximating the size and location of the proposed building foot print(s).

#### **Item 5)**

*The issuance of an Administrative Permit is an efficient and fair means of analyzing whether a dwelling on a TPZ parcel can satisfy General Plan Policy 8.4.2.1. The current language found in 17.52.010 A, B, & C is sufficient with one exception. Under item C of 17.52.010, the Findings of Approval should clarify the necessary size of the parcel which can qualify to be processed using the Administrative Permit process and that a Registered Professional Forester needs to certify to the Director of Development Services that the residential use is compatible with continued timber harvest and General Plan Policy 8.4.2.1 is satisfied.*

#### **17.52.010 Administrative Permit, Relief, or Waiver**

**A. Purpose.** The purpose of an Administrative Permit is to allow limited review of a proposed structure or use through the site plan review process to ensure compatibility with adjacent land uses and availability of public services and infrastructure. The Administrative Permit shall also be used for the processing of administrative relief requests in compliance with Subsection D or to establish the legal nonconforming status of a use or structure in compliance with Subsection E.

**B. Review Authority, Procedure, and CEQA.** The Director shall be the review authority of original jurisdiction for Administrative Permits. The procedure shall be staff-level without public notice except as provided under Subsection D, below. The issuance of an Administrative Permit shall be a ministerial project pursuant to CEQA.

**C. Findings for Approval.** When issuing an Administrative Permit, the Director must find that:

1. The structure(s) or use(s) are in compliance with the applicable zone provisions and any other applicable standards or requirements under this Title, or as adopted by the County through ordinance or resolution; and for TPZ parcels greater than or equal to 160 acres in size a Registered Professional Forester (RPF) will provide a letter certifying that the intended residential unit will not significantly detract from the growing and harvesting of timber and satisfies the criteria found in General Plan Policy 8.4.2.1 A-E.
2. The structure(s) and use(s) are in compliance with all requirements and conditions of previously approved entitlements, such as Minor and Conditional Use Permits, or variances, if applicable.

**Item 6)**

*Regarding the concern that allowing a residence on a large TPZ parcel may lead to a secondary dwelling, the NRWG has the following comments. It is the recommendation of the Natural Resource Working Group that a Secondary Dwelling be excluded from TPZ parcels as a use by right. The purpose of the residential use by Administrative Permit on TPZ is to allow an owner a reasonable mechanism to explore the compatibility of a single residence (cabin) without having to complete a full CEQA analysis. This provision to exclude a secondary residence will simplify the environmental analysis and should minimize any density related concerns. Please find the suggested edits to the PRD Zone Ordinance below.*

**17.40.300 Secondary Dwellings**

- A. Purpose.** The purpose of this Section is to implement California Government Code Section 65852.150 et seq. regarding secondary dwellings, provide affordable housing alternatives, and protect the public health, safety, and welfare of residents of El Dorado County.
- B. Applicability.** In all zones that permit single-unit residential development, the expansion of the primary dwelling or the construction of a new structure for the purpose of creating a secondary dwelling may be permitted by right subject to the provisions of this Section. Second units are not allowed in the Timber Production (TPZ) zone.

Thank you for your time reviewing the Natural Resources Working Group comments on the proposed PRD Zone Ordinance language. I would be happy to meet with planning staff to clarify any questions you have regarding these comments.

Sincerely,



Cedric Twight  
Register Professional Forester #2469  
Chairperson for the Natural Resources Working Group



---

## Fwd: Zoning Map

1 message

---

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

Fri, Jun 1, 2012 at 1:26 PM

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

From: Roger Trout <roger.trout@edcgov.us>  
Date: Thu, May 31, 2012 at 4:39 PM  
Subject: Re: Zoning Map  
To: Kirk Bone <kbone@parkerdevco.com>  
Cc: Andrea Howard <ahoward@parkerdevco.com>, Shawna L Purvines <shawna.purvines@edcgov.us>

Please send any comments on the Targeted General Plan Amendment and Zoning Ordinance Update to Shawna Purvines. You can copy me as well, just so I know what your concerns are.

Thank you,

On Thu, May 31, 2012 at 4:17 PM, Kirk Bone <kbone@parkerdevco.com> wrote:

| Andrea and I were just reviewing the draft map. Where do you want us to send our comments?

--

Roger Trout  
Director Development Services Department  
El Dorado County

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

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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)

7/3/12

Edcgov.us Mail - Fwd: Zoning Map

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Thank you.





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**Re: Regarding potential zoning changes for Divide**

1 message

---

Kimberly Kerr <kimberl.kerr@edcgov.us>  
To: Ken Calhoon <ken@kencalhoon.com>  
Cc: TGPA-ZOU ZOU <tgpa-zou@edcgov.us>

Fri, Jun 1, 2012 at 11:40 AM

Thanks Ken. I will send this over to the Targeted General Plan Amendment and Zoning Ordinance Update to include in the comments on the process.

Kim Kerr  
Assistant Chief Administrative Officer  
Interim Department of Transportation Director

Contact Chief Administrative Office/Risk  
County of El Dorado  
Chief Administrative Office  
330 Fair Lane  
Placerville, CA 95667  
[\(530\) 621-7695](tel:5306217695)

Contact DOT Director:  
County of El Dorado  
Transportation Department  
2850 Fairlane Court  
Placerville, CA 95667  
[\(530\) 621-7533](tel:5306217533)

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On Fri, Jun 1, 2012 at 8:23 AM, Ken Calhoon <[ken@kencalhoon.com](mailto:ken@kencalhoon.com)> wrote:

Good Morning,

Not sure who this letter should go to but figured .ou would be able to pass it along to appropriate parties. Many of our small rural communities will never be able to open a home-town store front unless there is some land left with appropriate commercial zoning. Locking it all up in low density residential, insures that rural residents will need to drive long distances for all their shopping.

Thank you for your continued support of the business community.

Ken Calhoon  
President Divide Chamber of Commerce  
[530-885-9590](tel:5308859590)

[www.dividechamber.com](http://www.dividechamber.com)



7/3/12

Edcgov.us Mail - Re: Regarding potential zoning changes for Divide

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Thank you.



Fwd: General Plan comment

1 . message

Shawna Purvines <shawna.purvines@edcgov.us>  
To: Mike Applegarth <mike.applegarth@edcgov.us>, TGPA-ZOU ZOU <tgpa-zou@edcgov.us>

----- Forwarded message -----  
From: The BOSTWO <bostwo@edcgov.us>  
Date: Thu, May 31, 2012 at 3:42 PM  
Subject: Re: General Plan comment  
To: "Neufeld, Glenn" <gneufeld@marshallmedical.org>  
Cc: Shawna Purvines <shawna.purvines@edcgov.us>

Glenn,John,

Supervisor Nutting will make every effort to allow homeowners to continue to harvest their own livestock. He is also a rancher and understands the imp and is a firm supporter of our heritage.

At this time nothing has changed, but I am going to forward your email to Shawna Purvines who will explain it in further detail.

Feel free to call the Supervisor on his private cell at 306-9942 should you have further questions.

Thank . ou.

Kitty Miller for  
Ray Nutting  
El Dorado County Board of Supervisors  
530) 621-5651

----- Forwarded message -----  
From: John & Jan Paur <johnjanpaur2@directcon.net>  
Date: Thu, May 31, 2012 at 10:59 AM  
Subject: Fw: Alert Urgent We must act  
To: Ray Nutting <bostwo@edcgov.us>

Ray, Certianly on small acreage parcels, 5 acres and up and possibly as small as one acre, where fowl and farm animals (cattle and sheep) are rais animals should be allowed on the premises. I urge you to make every effort to defeat the attempt to disallow slaughtering these animals for personal please,

John Paur,  
2929 Fallen Leaf Rd., Cameron Park

---  
You are receiving this message because you provided your address.  
Please see the bottom of this message to unsubscribe

Dear Patriot,

This is ver. very important and is a threat for you and me. As for me, I've been living for 12 . ears in Shingle Springs, on a 5.3 ( chickens for my family. I teach my 3 and 4 years old grand-daughters the life cycle of chickens, how from the egg we go to a little chic food, and the respect for food and animals as well as plants. In other words our rural way of life.

ALL OF THIS WILL BE GONE UNDER THE NEW

# General Plan Amendment and Zoning Update

"D - The slaughtering of fowl or domestic farm animals owned by the property owner or lessee in any residential zone, including R1, R1A, R2A, R3A, RE-5, and RE-10."

This will change your life, your family, your friends' life, your freedom FOR EVER.  
PLEASE READ THIS, GO TO THE MEETINGS AND MAKE YOUR VOICE HEARD.

Thank you.  
Carole V. McNeill, Tea Party in the Hills Leadership

"This excerpt is from the Save Our County Website. I will be attending all meetings if I can. It is imperative you find out what they are going to do to our "rural way of life". The current board of supervisors is railroading this general amendment through. They bought comment by a month. If it becomes law, the new zoning won't let you have an orchard or vineyard if you are 3 acres or less. If you have zoning (residential) even RE10, you won't be able to slaughter even a chicken on your property for your own use. It allows operations in some of the Planned AG zones. It also makes areas along the transportation corridors high density housing for people. Not sustainable. Not for humans, not for animals. This "sustainable development" and "smart growth" plan is a lie. They are using us to promulgate a program that is not good. They should be looking at untying our hands, regulations wise, so that we can begin to be independent on jobs (most of them marginal at best) with their encouraging big box stores etc. We need to breathe life back into the lives of the citizens of El Dorado County.

If you have some type of Ag land, to be a farm you would now need a Conditional Use Permit. This is government control gone wild and will suffer the consequences of this lost freedom.

Please come and find out and then act to protect our county.  
Pattie Chelseth

## Public Comment for General Plan Amendment and Zoning Update

Posted by [SOC Admin](#) on May 17, 2012 at 11:56am in [Save Our County](#)  
[View Discussions](#)

UPDATE- MAY 26, 2012

This is very complicated, and SOC will be adding information to this page for the next couple weeks. SOC is currently collecting the land use changes and will post here, so you don't have to search for them.

The bottom line is-- whatever zoning you have now will more than likely change after the General Plan Amendment and Zoning Update changes will hugely impact your rural community. The current rural nature of the towns of El Dorado, Diamond Springs, Camino, Pollock Shingle Springs and El Dorado Hills will be adversely impacted to allow high density growth.

NOW is the time to check on what changes will occur to your property, and make written comments through the Scoping Process.

For all the links to the documents, go to the Land Use Policy Programmatic Update Page below and it will link you to the General Plan Zoning Update Draft documents. NOTE - THESE DRAFT DOCUMENTS ARE WRITTEN IN A NEW ARTICLE FORMAT, AND DO NOT HAVE ANY CHANGES OR ADDITIONS MADE. YOU WILL HAVE TO READ THROUGH THEM TO COMPARE THEM TO THE CURRENT ADOPTED 2004 GENERAL PLAN. [LINK TO CURRENT 2004 GENERAL PLAN \(CLICK HERE\)](#)

[LINK TO CURRENT 2004 ZONING ORDINANCES \(CLICK HERE\)](#)

[Land Use Policy Programmatic Update Page](#)

Key changes under consideration:

§ Within Community Regions - 30% slope revision, 30% open space revision (offsite or elimination at the will of the board), increase in dwelling units per acre, loss of right to farm, streamlining CEQA for high density projects (you don't have to conform to CA environmental density project is built), planned developments are not required...

§ Outside Community Regions - loss of right to slaughter farm animals on your residential (R1, R1A, R2A, R3A, RE-5, RE-10, RE-17.40.080), additional industrial and commercial use in Agricultural areas...

§ Other changes - allow mass pad grading without a project...

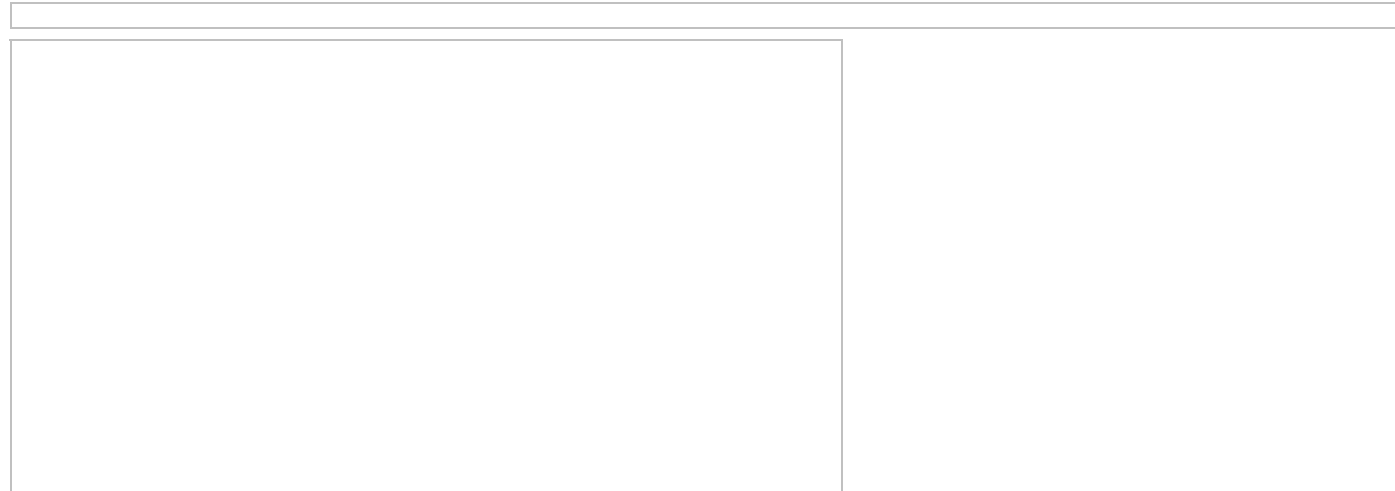
§ General Plan Amendment and Zoning Change Resolutions

§ General Plan Amendment and Zoning Change Resolutions-

§ [Res182-2011.pdf](#)

§ [Res183-2011.pdf](#)

§ [Res184-2011.pdf](#)



[VIDEO - BOS Meeting video May 15, 2012](#)

---TO MAKE A COMMENT---

Scoping Begins for General Plan and Zoning Update  
MAY 16, 2012

CONTACT - SHAWNA PURVINES, EL DORADO COUNTY  
[530-621-5362](tel:530-621-5362)

El Dorado County has scheduled a series of meetings to collect public comment on the Targeted General Plan Amendment and Zoning Ordinance update. Environmental scoping meetings were announced following the Board of Supervisors approval of the Notice of Preparation for the Targeted General Plan Amendment and Zoning Ordinance update on May 15.

The Notice of Preparation formally states the county's intent to prepare an Environmental Impact Report for the Targeted General Plan Amendment and Zoning Ordinance update. The purpose of scoping meetings is to request public feedback on the range of environmental issues that should be included in the Environmental Impact Report. State law requires the scoping period to last 30 days, and a minimum of one daytime meeting for public comment on the project scope.

"There is a lot of interest in this project, so we are going above and beyond to collect feedback," said Assistant Chief Administrative Officer. The county has extended the comment period to 45 days, created an online comment form, and have scheduled an additional seven evening scoping meetings throughout the county."

The public is invited to attend the following meetings:

May 30, 2012  
Union Mine High School Library  
6530 Koki Lane  
El Dorado, CA 95623  
6PM to 7:30PM

June 7, 2012  
El Dorado Hills CSD Pavilion  
1021 Harvard Way  
El Dorado Hills, CA 95762  
6PM to 7:30PM

June 18, 2012  
Greenwood Community Center  
4401 Highway 193

Greenwood, CA 95635  
6PM to 7:30PM

J. ne 20, 2012  
Pioneer Park Community Center  
6740 Fairplay Road

Somerset, CA 95684  
6PM to 7:30PM

June 21, 2012  
Camino School Old Gym  
3060 Snows Road  
Camino, CA 95709  
6PM to 7:30PM

June 25, 2012  
Lake Valley Fire Protection District Station 7  
2211 Keetak Street  
South Lake Tahoe, CA. 96150

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Tea Party In The Hills  
4701 Rock Barn Rd  
Shingle Springs, CA 95682

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Checked by AVG - [www.avg.com](http://www.avg.com)  
Version: 2012.0.2171 / Virus Database: 2425/5034 - Release Date: 05/30/12

Supervisor Nutting will make every effort to allow homeowners to continue to harvest their own livestock. He is also a rancher and understands the impo and is a firm supporter of our heritage.

At this time nothing has changed, but I am going to forward your email to Shawna Purvines who will explain it in further detail.

Feel free to call the Supervisor on his private cell at 306-9942 should you have further questions.

Thank . ou.



7/5/12

Edcgov.us Mail - Fwd: General Plan comment

Kathy Miller for  
Ra. Nutting  
El Dorado County Board of Supervisors  
[530\) 621-5651](tel:5306215651)  
Thank you.

Ray Nutting  
El Dorado County Board of Supervisors  
[530\) 621-5651](tel:5306215651)

On Wed, May 30, 2012 at 12:32 PM, Neufeld, Glenn <[gneufeld@marshallmedical.org](mailto:gneufeld@marshallmedical.org)> wrote:

Do I understand this correctly, the Board is considering a change to the General Plan that would make it illegal to harvest livestock on our personal property to raise our own meat and have it harvested on the property where it was raised. 4H, FFA and grange families routinely raise extra animals beyond what you come out strongly against this amendment. This is government intrusion and over regulation. This is a rural county with rich heritage in livestock. I have a large ranch to raise and harvest our own meat or grapes or garden ect. Please reply and let me know how you stand on this issue.

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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)

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Thank you.



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## Fwd: Scoping session

1. message

---

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

Thu, May 31, 2012 at 11:37 AM

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

From: Mike Applegarth <mike.applegarth@edcgov.us>  
Date: Thu, May 31, 2012 at 11:30 AM  
Subject: Re: Scoping session  
To: Chris Daley <cdaley@mtdemocrat.net>

Chris:

I'm sorry we didn't get a chance to talk last night. I got into a conversation and didn't realize it was time to go.

The background of this project is thick with prior public discussions, information and experiences dating back to the adoption of the 2004 General Plan and beyond. With such a rich history combined with the detailed environmental review process prescribed by state law, frustration is not surprising. As staff we expect to hear frustration, but also hope to serve as a conduit of information on the project and process, however complicated, so folks can be informed and involved. At the end of the day, it is the community's concerns that matter.

Along these lines, I was personally pleased with the turnout. More people attended last night than our initial March outreach meeting at Union Mine High School, and it was great to see a number of new faces in the crowd.

You are correct, we plan to cover the same information in each scoping meeting so everyone has access to consistent information.

Sincerely,

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

On Thu, May 31, 2012 at 8:18 AM, Chris Daley <cdaley@mtdemocrat.net> wrote:

Hi Mike - Just wanted to get your thoughts on the scoping mtg last night. Any evaluation or review by your team after the session? Unfortunately, the people I talked to had quite negative reactions - not just the Agenda 21-ers. And I kind of agree with them. There was a definite sense of "them vs. us."

I assume the sessions are all planned to cover the same info in the same way so that everyone gets the same consistent access to the information - yes?

Thanks.

CD

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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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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: Melissa Jones

Address: 2161 Greensboro Rd  
Placerville

Would you like to receive e-mail updates on this project? Yes  No

Your E-mail Address: mj2317@gmail.com

Please consider the aesthetic, air quality, & biological resources that will be affected by future development of residential, particularly low-density residential areas. Hill tops should be preserved as much as possible.

Agricultural uses have a less negative impact on the environment than residential or commercial expansion.

↑ Make it a regulation!

Please consider the importance of sustainable ~~LEED~~ gold dev. in mitigating negative environment effects.

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

Online comment form available at [www.edcgov.us/LandUseUpdate](http://www.edcgov.us/LandUseUpdate)







# 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.

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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:

Beth Jones

Address:

Would you like to receive e-mail updates on this project?

Yes

No

Your E-mail Address:

beth@lavacap.com

Please consider the aesthetics of preserving ridge tops so all enjoy hills rather than allowing housing developers to build strings of houses on each ridge.

The 'necklace' of homes on huge housing developments is poor planning. Thanks

Also thanks for expanding agric. wherever possible

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

110002





# 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: Allison Jones

Address: 2161 Greensboro Rd  
Placerville

Would you like to receive e-mail updates on this project? Yes   
No

Your E-mail Address: Allison.ainstey.jones@gmail.com

I like the expansion of aglands.  
A source of economic prosperity  
? ~~ag~~

EIR Environmental consideration  
Please consider ① aesthetics  
② air quality / GHG  
③ landuse/planning

consider what will our next generation  
have in terms of resources for oil,  
the natural environment/resources

~~the~~ we need to use  
infill policies w/ green  
thinking for sustainable  
growth  
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

Online comment form available at [www.edcgov.us/LandUseUpdate](http://www.edcgov.us/LandUseUpdate)

110004





# 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: Kim Shaw

Address: 1390 Broadway # B-343  
Placerville, CA 95667

Would you like to receive e-mail updates on this project? Yes   
No

Your E-mail Address: starlightkim@earthlink.net

Do not expect to "willie nillie" change zoning on personal property (i.e. to "rural" or agricultural zoning) without a fight. We are not blind, or stupid or powerless.

El Dorado County is waking up!

Do not try and take away our rights under the "guise" of saving the environment. We don't want Agenda 21 money!

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

110005









Fwd: General Plan comment

1 . message

Shawna Purvines <shawna.purvines@edcgov.us>  
To: Mike Applegarth <mike.applegarth@edcgov.us>, TGPA-ZOU ZOU <tgpa-zou@edcgov.us>

----- Forwarded message -----  
From: The BOSTWO <bostwo@edcgov.us>  
Date: Thu, May 31, 2012 at 3:42 PM  
Subject: Re: General Plan comment  
To: "Neufeld, Glenn" <gneufeld@marshallmedical.org>  
Cc: Shawna Purvines <shawna.purvines@edcgov.us>

Glenn,John,

Supervisor Nutting will make every effort to allow homeowners to continue to harvest their own livestock. He is also a rancher and understands the imp and is a firm supporter of our heritage.

At this time nothing has changed, but I am going to forward your email to Shawna Purvines who will explain it in further detail.

Feel free to call the Supervisor on his private cell at 306-9942 should you have further questions.

Thank . ou.

Kitty Miller for  
Ray Nutting  
El Dorado County Board of Supervisors  
530) 621-5651

----- Forwarded message -----  
From: John & Jan Paur <johnjanpaur2@directcon.net>  
Date: Thu, May 31, 2012 at 10:59 AM  
Subject: Fw: Alert Urgent We must act  
To: Ray Nutting <bostwo@edcgov.us>

Ray, Certianly on small acreage parcels, 5 acres and up and possibly as small as one acre, where fowl and farm animals (cattle and sheep) are rais animals should be allowed on the premises. I urge you to make every effort to defeat the attempt to disallow slaughtering these animals for personal please,

John Paur,  
2929 Fallen Leaf Rd., Cameron Park

---  
You are receiving this message because you provided your address.  
Please see the bottom of this message to unsubscribe

Dear Patriot,

This is ver. very important and is a threat for you and me. As for me, I've been living for 12 . ears in Shingle Springs, on a 5.3 ( chickens for my family. I teach my 3 and 4 years old grand-daughters the life cycle of chickens, how from the egg we go to a little chic food, and the respect for food and animals as well as plants. In other words our rural way of life.



# 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: \_\_\_\_\_

Address: \_\_\_\_\_

Would you like to receive e-mail updates on this project? Yes  No

Your E-mail Address: \_\_\_\_\_

Please explain where a comment may be sent for a county-wide philosophy of preserving visual open space on hill tops vs allowing developers to build on all ridge tops (we had happened in EDH) (consider a recent trip to the Southern Bay Area where all ridge tops were left open for viewing & housing is all below).

Is this an EIR-type comment?  
The Planning Commission needs to be forward thinking and save view tops -

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

Please use reverse for additional comments

110003

or: shawna.purvines@edcgov.us

Online comment form available at www.edcgov.us/LandUseUpdate





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## Re: News Paper Notification of Scoping Meetings

1 message

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Mike Applegarth <mike.applegarth@edcgov.us>

Wed, Ma. 30, 2012 at 9:30 AM

To: Linnea Marengo <ldmarengo@yahoo.com>

Bcc: tgpa-zou@edcgov.us

Linnea:

Any help spreading the word is appreciated. I did send a press release out to the local newspapers. For the Divide, the list included the Georgetown Gazette, Mt. Democrat. Rebecca Murphy is the contact for the Gazette. I'm not sure KFOK provides news, but I sent a copy just in case. I also sent a copy to the Divide Chamber and posted a flyer at Holiday Market in Cool, the Recreation District office in Greenwood, and at the post offices in Garden Valley, Georgetown, Greenwood, and Cool. Let me know if you need anything.

Sincerely,

Mike Applegarth  
Principal Analyst  
Chief Administrative Office  
El Dorado County  
[\(530\) 621-5123](tel:(530)621-5123)

On Sat, May 26, 2012 at 5:19 PM, Linnea Marengo <ldmarengo@yahoo.com> wrote:

Hi, Mike,

Have you sent pertinent information to the local news papers regarding the upcoming scoping meetings? If so, could you tell me the local Divide newspapers? Thanks. I'll help out if you wish.

Linnea

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

Thank you.

**Subject:** Fw: TGPA, OZU

To The El Dorado County Board of Supervisors:

I am asking that the Board not approve the Chief Administrative Officers recommendations to:

- 1) Authorize staff to revise Attachment 4E, Draft Zoning Ordinance to include items identified on ERRATA Sheet #2 dated May 15, 2012;
- 2) Authorize staff to release the Notice of Preparation to inform of the County's intent to prepare an Environmental Impact Report (EIR) for the Targeted General Plan Amendment and Comprehensive Zoning Ordinance Update (CEQA Guidelines, Section 15082) and solicit preliminary comments from the public and public agencies; and
- 3) Approve the following schedule for next steps in the process:
  - Weeks of June 18, 2012 and June 25, 2012 - Scoping Meetings within the Communities of; North County, South County, Myers, Camino/Pollock Pines, El Dorado/Diamond Springs, Cameron Park and El Dorado Hills.
  - June 28, 2012 Planning Commission workshop for Public Agency Comments.
  - Early July 2012 - Close Public Comment Period for NOP (45 days from release.)
  - Week of July 16, 2012 - Board Zoning Ordinance Workshop.
  - End of July 2012 - Board authorization to release project to consultant for preparation of final Project Description and draft Alternative.

(Refer 5/1/12, Item 38) (Est. Time: 90 Min.)

**FUNDING:** General Fund.

**County**

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. 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 have the scoping meeting after the approval and moving forward with analysis of the limited scope. 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 more representative and balanced TGPA & ZOU.

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.

Submitted by Tara McBurn

at Board Hearing of 5-15-12  
#20067.5N.1

110085



1. A Community Overlay of El Dorado Hills inclusive of some localized Historic overlay/s to analyze zoning structure, 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. Analyze worsen conditions and develop specific policy for mitigation's that are realistic and timely when approved for projects. 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.
2. Standards overlay of El Dorado Hills.
3. Planned Development Policies to keep character of El Dorado Hills
4. Open Space requirement of 30% for all Planned Developements and not 86ing planned developments in the Community Regions. And no in lue of fees. More open space for higher densities.
5. Analyze no build on ridgelines and slopes over x%.
6. Analyze no unilateral zoning changes just because they are not consistant with the General Plan. The law states The General Plan and Zoning ordinance shall be consistant it does not state the Zoning Ordinance has to be consistant with the General Plan. If zoning can not be changed to make General Plan valid due to incompatibility with existing land use or worsen conditions that can not be mitigated in a realistic time frame or are monetarily unrealistic then analyze a chnage in land use designation for the General Plan.
7. 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 Engineermg 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. Recommend 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 economically by 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.
12. We are not in agreement with #1 of the Draft Zoning Ordinance's pg 54 17.24.010 definition to further the implimentation of the Gemeal Plan Community Region by distributing the residential growth in to this vague sentence they mean 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. Placerville is 12 miles away.
14. How does pg 54 17.24.010 hold consistent for imposing the Community Regions with the highest intesity clustered densities ? That is inconsistant with doing away with planned developement, open space, reduced riparian setbacks, removal wildlife corridor protections not to mention one of the biggest issue of how are you funding and adaquately assuring the transportation improvements are being met especially safety improvements at occupancy.
15. Pg 73 Draft ZO 17.27.010 It is the intent of this Chapter to protect historic building and areas, enhance turism 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. .
16. 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.
17. Provide project review procedures which by its character or location requires special site design to minimize asthetic impacts on adjacent properties.

Tara Mccann

**TARGETED GENERAL PLAN AMENDMENT  
AND  
COMPREHENSIVE ZONING ORDINANCE  
UPDATE  
PUBLIC COMMENTS FROM WEB FORM  
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)

## Notice of Preparation Public Comment Form

Sunday, July 08, 2012

Karen De Guire  
PO Box 816  
Somerset  
CA 95684

Private Citizen  
karend1111@yahoo.com

PrimaryInterest: Zoning Ordinance Update

### Comments

Here are my comments on the proposed Zoning Plan Amendments. I am very concerned that, although El Dorado County leaders profess their belief in keeping rural values alive; their actions and specifically these Zoning Amendments will have the opposite effect.

Specifically, adding high density housing will affect our water tables and traffic congestion in our county.

The agricultural amendments are specifically aimed at destroying small agriculture in El Dorado County. People on one acre or less can easily own a couple of chickens, rabbits and maybe a milk goat for their own use. Restricting ownership to parcels over 1 acre is more restrictive than Sacramento County where you can have backyard chickens on your city lots.

I don't see the purpose in restricting the harvesting of ones own animals. I want to know what I am eating and I can only do that if I raise my own animals for my own food.

## Notice of Preparation Public Comment Form

Sunday, July 08, 2012

Mr. & Mrs. Mueller, Family  
6696 Rhodes Ave.  
Placerville  
CA 95667

mikemue2@comcast.net

PrimaryInterest: Both

### Comments

We ask that this process be stopped at once, as it s unnecessary and a huge waste of money and resources!

## Notice of Preparation Public Comment Form

Friday, July 06, 2012

Sam Real  
PO Box 245  
Mt. Aukum  
CA 95656

public  
dnsr0401@yahoo.com

PrimaryInterest: Zoning Ordinance Update

### Comments

&#39;d like to receive updates on the Zoning Ordinance and where you are at present on the Review process Task ?

## Notice of Preparation Public Comment Form

Thursday, July 05, 2012

Greg Garrett  
1681 Starbuck Rd  
Rescue  
CA 95672

gtgcorp@yahoo.com

PrimaryInterest: Zoning Ordinance Update

### Comments

The proposed zoning map changes the land use designation for parcel 102-070-37-100 from LDR to RL or RR. Please correct and return to LDR. The mixup on this parcel's designation stems from the recording of a parcel map on the adjoining parcel (102-010-72-100). This map corrected a boundary line error. Prior to the recording of this map, parcel #102-070-37-100 was all zoned one designation for LDR (5 acres). The adjacent parcel was zoned for RR (10 acres). After the map was filed, the designation was not updated to reflect the correct boundary, leaving a 10-30 strip of land appearing to have the adjacent parcel's zoning. Parcel #102-070-37-100 was singularly zoned LDR (5 acres) and should remain as such. This is NOT a mixed zone parcel. Changing the designation would be changing the existing zoning on this parcel incorrectly. I request do not change the zoning from LDR to RR or RL. This parcel should be corrected to show LDR. Thank-you. Greg Garrett 916-806-8325.



## Notice of Preparation Public Comment Form

Thursday, June 21, 2012

Loch Henson  
PO Box 1514  
Diamond Springs  
CA 95619

lochhenson@gmail.com

PrimaryInterest: Targeted General Plan Amendments

### Comments

I would like consideration to allow OUTSIDE THE STRUCTURES home business activities to be conducted on my property.

## Notice of Preparation Public Comment Form

Thursday, June 21, 2012

Lloma Alameda  
2001 Green Valley Rd  
el dorado hills  
CA 95762

Lloma@sbcglobal.net

PrimaryInterest: Both

### Comments

Dixon Ranch proposal.

- 1) High density housing is not conducive to what surrounds this project. Homes w/acreage on 3 sides and large lots on the 4th.
- 2) Water----always an issue. Wheres it come from and what happens in drought years? Can't keep adding water consumers.
- 3)No TOPO map. Current map looks like a layover. What happens to all the Oaks?
- 4)Traffic on Green Valley Rd. Awful now. Green Springs Ranch n Sterlingshire need stop lights. So would this project. What happens to me, my access? I live across the street of proposed entrance.

No high density developments in El Dorado County. Thats not what our County is all about.

## Notice of Preparation Public Comment Form

Sunday, June 17, 2012

Nancy Coffee

1196 Malcolm Dixon Road

najava1@sbcglobal.net

El Dorado Hills

CA 95762

PrimaryInterest: Both

### Comments

It is my understanding that one of the proposed changes is to have current residents pay for any required infrastructure rather than the developers. This is outrageous and so wrong! We strongly object to this proposal. IN NO WAY SHOULD THIS EVER BE THE CASE for any development. Please do not incorporate this into any Plan or Zoning Ordinance. It is unacceptable.



## Fwd: TGPA comments

1 message

The BOSTWO <bostwo@edcgov.us>  
To: tgpa-zou@edcgov.us

Fri, Jul 13, 2012 at 3:46 PM

Thank you.

Ray Nutting  
El Dorado County Board of Supervisors  
530) 621-5651

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

From: **Patricia Chelseth** <pchelseth@gmail.com>

Date: Sat, Jul 7, 2012 at 6:02 PM

Subject: TGPA comments

To: The BOSFOUR <bosfour@edcgov.us>, bostwo@edcgov.us, Bosone@edcgov.us, Bostthree@edcgov.us, bosfive@edcgov.us, Pratt.dave@edcgov.us, Rain.lou@edcgov.us, "heflin.tom@edcgov.us" <Frantz.paula@edcgov.us>

Dear Supervisors and Planners, here are some of my comments regarding the Targeted general plan and zoning update. Please look them over. The online form only allowed for 1000 characters. I am bringing them in personally on Monday. My comments are only in relation to what I see of course, but I believe there is much wrong and some right with this plan. It looks like the general premise is from a citified point of view instead of a countrified view, which is our county. We need to look at releasing restrictions on home occupations, local food sales etc. I believe this is not the intent of this current plan. The fewer the regulations, the better. If the State or Feds try to "incentivise" the way we grow to their way, by helping fund certain types of projects, we need to scrupulously look at the strings attached. Our county if full of independent folks who just want to be left alone and perhaps opt out of an industrialized system that is far beyond broken. **Supervisors, you were elected by the citizens of this county to protect us (look at your Oath of Office). You were not appointed by the State to do their bidding. I expect you to do so.** Planners, you are paid by the citizens of this county, not the State of California. You act on our behalf, not the States. Please remember all of this when you look at enacting new laws and restrictions. Thank you for your time and effort. I really enjoyed the meeting on the 28th and got to meet our planning commission. The first scoping meeting, on May 30, was a complete waste of time where Kim Kerr basically bulldozed those of us there saying, "They did not have to answer questions and that they would not entertain questions at the meeting. All must be submitted in writing and would not necessarily be answered then either." Her arrogance and abrasiveness put all of us off and some of the citizens resorted to yelling their displeasure.

Non-the-less, Monday is the deadline for comments and I finally had a few hours (about 9) to devote to the area of this process that I could speak to. I will be unable to come to the first two days of the workshop in July, however, I will attend the last two days. Thank you.

Respectfully,

Pattie Chelseth  
My Sisters' Farm

In Service to Freedom, Love & Laughter

"Our safety, our liberty depends on preserving the Constitution of the United States as our fathers made it inviolate. The people of the US are the rightful masters of both Congress and the courts - Not to overthrow the Constitution, but to overthrow the men who pervert the Constitution"|

-- Abraham Lincoln

180124

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Thank you.

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 **Zoning\_Comments.doc**  
26K

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 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?**

# Matagrano Vineyard

Frank and Pat Matagrano  
5080 Petersen Ln.  
Lotus, CA 95951

July 12, 2012

Kim Kerr  
Assistant Chief Administrative Officer  
330 Fair Lane  
Placerville, CA 95667

## RE: El Dorado County Draft Zoning Ordinance

Dear Ms. Kerr:

I own 80 acres of AE zoned land (APN 105-100-11) with 20 acres of grapes and olives that I am actively farming in the Lotus area. In 2008, I opted to enroll my land in the Williamson Act because I am committed to continuing my agricultural enterprise in the future and am enjoying the benefits of being zoned AE. This helps protect my farming practices from complaints by neighboring parcels, non-compatible activities and development in the area. Currently all of the property surrounding my vineyard is zoned RA-20 and RA-40, which helps maintain the rural character of the area and is compatible with my farming activities.

My property was previously zoned RA-40 which limited my parcel size to 40 acres. Upon entering the Williamson Act I can no longer subdivide my property into two 40 acre parcels which in effect is a down zoning and reduced the value of my property if I or my heirs were to decide to sell the property. I did this voluntarily because I and my heirs are committed to continue farming my property for many years. I am opposed to any rezoning that would reduce the current parcel size in my area.

The Board of Supervisors is currently reviewing a Draft Zoning Ordinance which would, as I understand it, do away with the Residential Agriculture (RA) Zone and replace it with Planned Agriculture (PA) or Limited Agriculture (LA) Zoning. Property owners would be given a choice of changing their zoning to PA or LA, which I do not have a problem with as long as the minimum parcel size remains as the current zoning. ***If the zoning change were to change the parcel size I would strongly oppose it as it would have very negative impact on my farming enterprise.***

I also understand that one of the options being considered is to allow property owners the option of changing their zoning to Residential (R). With this option adjacent property owners could sub-divide their parcels to 5 acres. This would have a devastating impact on my agricultural enterprise and I strongly encourage the Board not consider this option.

To rezone the property in the Lotus area currently RA to a zone that would allow properties to be sub-divide into smaller parcel sizes would have a dramatic negative impact on my farming operation and the rural character of the area.

5080 Petersen Ln. Lotus, CA 95951  
Ph. 530-621-0661

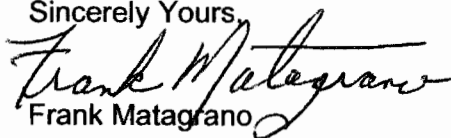
180125

~~XXXXX~~

To obtain access to my property and all of the surrounding parcels requires individuals to cross a narrow bridge and travel a private road owned by our homeowners association. In addition there is no fire road to exit the area as the road is a dead end. The current infrastructure will not support any more parcels. Before changing the zoning ordinance to allow these parcels to be subdivided the Board should require a full review and hearing process to evaluate the impact of such action, NOT through a zoning ordinance.

Again I am opposed to any rezoning that would reduce the current minimum parcel size in my area but I would support rezoning of the area to maintain the current minimum parcel size allowed under current zoning ordinances.

Sincerely Yours

  
Frank Matagrano

Cc: Board of Supervisors  
El Dorado County Agriculture Commission  
El Dorado County Farm Bureau



## Fwd: My comments from yesterday on-line

1 message

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

Tue, Jul 17, 2012 at 3:43 PM

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

From: **Linnea Marengo** <ldmarengo@yahoo.com>  
Date: Tue, Jul 17, 2012 at 3:32 PM  
Subject: Re: My comments from yesterday on-line  
To: Shawna Purvines <shawna.purvines@edcgov.us>

Submitted by Linnea Marengo

July 16, 2012

Board of Supervisors/Planning Commission Joint Workshop

Glossary Article 8

1. Page 12 **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.

What is the definition of 'domestic' farm animal? Is there a minimum size parcel or number of animals necessary to qualify as grazing land?

To show the importance of grazing in El Dorado County, it should be noted that livestock (22%) is the second highest overall gross crop value and hay/pasture is the 4<sup>th</sup> top agricultural commodity (12%) in El Dorado County in 2010 by proportion of the overall gross crop value; (From the El Dorado County Environmental Checklist Agricultural Resources, Page 2-5 May 2012 Initial Study EDC TGPA and ZO Environmental Impact Report ICF 00103.12 12-0267 5C 5 of 53).

2. **Livestock, High Density.** Page 14 (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.

What is the definition of large-scale? What if I have, for example, 5 horses, I sell them, and feed purchased hay? Is that a high density livestock large-scale operation?

3. Page 12 **Home Occupation:** this definition must be changed in the Glossary. We support a home occupation allowed inside and outside the structure and with limited clients and limited employees allowed on-site outside. A good example of home occupation which must be conducted outside would be Equine Assisted Growth and Learning and Counseling. EAGALA is an excellent model of this experiential type of counseling, growth, and learning. EAGALA work requires a minimum of two certified practioners, and groups of individuals possibly up to 12 or more at a session. Many court-ordered teens, as well as returning military war veterans, and high-trauma individuals and families are well served through EAGALA assistance.

Glossary now reads: **Home Occupation.** (Use Type) Any business operated out of a residential dwelling or accessory structure by a resident of the premises and that is incidental and subordinate to the residential use of the property, such as work performed exclusively by telephone, mail, or over the internet; home offices; small scale production and repair, handicrafts, parts assembly; or work or craft that is the activity of creative artists, music teachers, academic tutors, trainers, or similar instructors. (See Section 17.40.170: Home Occupations).

Should read: **Home Occupation.** (Use Type) Any business operated on a residential property by a resident of the premises that is incidental and subordinate to the residential use of the property. Work may be performed by telephone, mail, over the internet, or by appointment with clients on the premises, either inside or outside the structures. Limited employees are allowed. (See Section 17.40.170: Home Occupations).

4. Page 27 **Special Events.**

180126

(Use Type) Temporary events that are usually held outdoors whether or not for compensation, such as auctions, carnivals, rodeos, concerts, and religious revival meetings. Special events may be further defined based on the use types below:

**Special Events, Wineries.** Events held on site that are not considered to be tasting or marketing activities, as described in Section 17.40.400 (Wineries), such as charitable, promotional, or facility rental events, including those listed under "Special events, Ranch Marketing", below.

**Special Events, Ranch Marketing.** Events such as weddings, parties, company picnics, birthdays, reunions, or other social gatherings. (See Section 17.40.260: Ranch Marketing).

Add a third category:

**Special Events, General:** events similar to those mentioned above which are allowed but are not restricted to wineries or ranch marketing.

**5. Specialized Education and Training. Page 27** (Use Type) Private establishments providing training or education programs where all activities are carried on inside a building, such as vocational schools, drama, dance or music studios, language schools, computer training centers, and similar non-industrial type uses.

(Should allow for outdoor education and training programs. We are a county with many marvelous outdoor natural resource activities, such as river rafting, hiking, biking, horseback riding, photography, etc., and we should be allowed to conduct specialized education and training about our natural resources and agricultural activities outdoors.)

Change to: Private establishments providing training or education programs where activities may be carried on inside or outside a building, such as vocational schools, drama, dance or music studios, agricultural training, language schools, computer training centers, appreciation of natural resources, and similar non-industrial type uses.

Or change to: **Specialized Education and Training.** (Use Type) Private establishments providing training or education programs activities are generally carried on inside a building, such as vocational schools, drama, dance or music studios, language schools, computer training centers, and similar non-industrial type uses. Activities outside may also be allowed such as equine assisted growth and learning, education and training about natural resources, agricultural programs, river rafting, hiking, etc.

**6. Stables. Article 8 Glossary Page 28 Draft El Dorado County Code** (Use Type) Stables are divided into the following categories:

**Commercial.** Facility for keeping horses available to the public for hire. This may also include larger facilities that specialize in equestrian training, exhibitions, and boarding; and their accessory structures, such as arenas, spectator stands, and training facilities.

Commercial stables do not include the keeping of horses for personal use, training, or horse boarding consistent with a home occupation. (See Section 17.40.210: Outdoor Recreation Facilities).

(9 or more horses is Commercial)

**Private.** An accessory building to a primary residential use that is used to shelter horses and other domestic farm animals for the exclusive use of the property owner or occupant, or for training and horse boarding consistent with a home occupation. (See Section 17.40.170: Home Occupations).

#### **17.40.210 Outdoor Recreational Facilities**

**A. Purpose.** The purpose of this Section is to ensure that adequate outdoor recreational facilities are available to the residents of the County while providing standards for the development of said facilities in order to protect the public health, safety, and welfare.

**B. Applicability.** Commercial or public outdoor recreational facilities are subject to the provisions of this Section where permitted under the use matrices for the zones. The standards under this Section do not affect swimming pools, tennis courts, or similar facilities that are accessory to an individual residence or a multi-unit residential complex and not open to the public, or that are accessory to a school.

(What zones allow for a commercial stable? Not RE-10 and not PA.) What is required to be/continue a horse boarding facility of 9 or more horses? What is the cost.) (Do we really want to limit horse boarding of 9 or more to be commercial?)

### **Article 2**

1. Page 10 Table 17.21.020 The Heading of Ag and Resource now includes Rural to distinguish rural from agriculture and resource zones.

Recommendation: Add Rural to title on Use Matrix (and elsewhere throughout the entire draft El Dorado County Code which now includes Rural Lands in the Ag and Resource Zones/Codes such as 17.21.010A and 17.21.010A.4 and Home Occupation Ordinance)

Original.

2. Page 10 Chapter 17.21

Add optional 10 acre minimum lot size in RL zone to EIR project description in order to address Planning Commission and Board direction to consider as part of the analysis. Correct inconsistencies of RL size throughout documents to 10 acres. For example 12-0267 4C 7 0f24 lists RL zone at (20-160).

— On Tue, 7/17/12, Shawna Purvines <[shawna.purvines@edcgov.us](mailto:shawna.purvines@edcgov.us)> wrote:

From: Shawna Purvines <[shawna.purvines@edcgov.us](mailto:shawna.purvines@edcgov.us)>  
 Subject: Re: My comments from yesterday on-line  
 To: "Linnea Marengo" <[ldmarengo@yahoo.com](mailto:ldmarengo@yahoo.com)>  
 Date: Tuesday, July 17, 2012, 2:26 PM

I didn't have anything attached. Do you want to try again?

On Tue, Jul 17, 2012 at 11:42 AM, Linnea Marengo <[ldmarengo@yahoo.com](mailto:ldmarengo@yahoo.com)> wrote:  
 Shawna,

Here is an on-line version of my comments from yesterday BOS/Planning Commission joing workshop should this help. I made a few minor changes from what I handed to you yesterday in hard copy. Either will suffice, but this version mentions EAGALA (Equine Assisted Growth and Learning).

--

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





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

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## Zoning Ordinance Update Workshop - revision requests

1 message

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**Lisa Couper** <lcouper@fastkat.com>

Thu, Jul 19, 2012 at 4:26 PM

Reply-To: Lisa Couper <lcouper@fastkat.com>

To: Shawna Purvines <TGPA-ZOU@edcgov.us>, Ray Nutting <bostwo@co.el-dorado.ca.us>, bosone@co.el-dorado.ca.us, bosthree@co.el-dorado.ca.us, bosfour@co.el-dorado.ca.us, bosfive@co.el-dorado.ca.us

To the El Dorado County Board of Supervisors and the Planners working on this project,

I have attached suggestions for revision and completion of the Zoning Ordinance Update as well as some documents on Farm-Stays and kitchen regulations for Bed and Breakfast and Farm Stays.

Thank you for your consideration of these changes.

Lisa

Lisa S. Couper, DVM

LS Couper DVM Photography - "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)

---

### 3 attachments

 **Zoning Ordinance Update Revision Suggestions LCOUPERDVM.doc**  
515K

 **AgTourismFarmstays.pdf**  
1399K

 **BandB\_Ag\_HomestayGuideline7-08Att10.pdf**  
140K

180127

**CALIFORNIA CONFERENCE OF  
DIRECTORS OF ENVIRONMENTAL HEALTH**

***BED AND BREAKFAST / AGRICULTURAL HOMESTAY  
FOOD FACILITIES GUIDELINES***

revised July, 2008

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This guideline was first revised in June 2000. This second revision was completed by the Bay Area Food Technical Advisory Committee in response to the adoption of the California Retail Food Code (CRFC).

**BACKGROUND**

Section 113893 of the California Retail Food Code (CRFC) defines a restricted food service facility as either a bed and breakfast inn (B&B) or an agricultural homestay facility. Traditionally B&Bs have been owner-occupied single family homes that rent a few bedrooms to overnight guests and provide a morning meal. The definition in CRFC expands this concept to include facilities with up to 20 guestrooms. An agricultural homestay is different from a B&B in that it must be an actual farm that produces agricultural products as its primary source of income. It is restricted to six guestrooms and may serve meals at any time.

The following guidelines have been prepared and revised by the California Conference of Directors of Environmental Health (CCDEH) Bay Area Food Technical Advisory Committee with input from the CCDEH Southern California, Northern California, and Central Valley Food Technical Advisory Committees.

**SCOPE**

These guidelines are intended to provide guidance to local health jurisdictions and that part of the B&B/Agricultural Homestay industry that is involved with food preparation and service. Local environmental health agencies that deal with B&Bs and Agricultural Homestays are encouraged to adopt these guidelines in the hope that uniform statewide interpretation and enforcement along with professional judgment and a reasonable, practical application of CRFC will benefit both regulatory and industry interests alike.

Environmental health considerations other than food, such as water and sewage disposal systems, swimming pools, and spas are briefly addressed in the Question & Answer part. Operators of B&Bs and Agricultural Homestays should contact their local building, planning, and fire authorities, as well as their environmental health authority, for more information on these issues.

## CONTENTS

Background .....	1
Scope .....	2
Definitions .....	2
Structural Guidelines .....	3
Requirements .....	3
Exemptions .....	4
Operational Guidelines .....	5
Requirements .....	5
Exemptions .....	9
Questions and Answers .....	10

## DEFINITIONS

- 1. Agricultural Homestay** - is included in the definition of a “Restricted Food Service Facility” in CRFC. It is a food facility that has six or fewer guestrooms and is restricted to a maximum of 15 guests. The Agricultural Homestay must be located on and be a part of a farm that produces agricultural products as its primary source of income. It must meet the definition of a farm as defined under Section 52262 of the Food and Agricultural Code (See Farm definition, below). The lodging and meals must be incidental to, and not the primary function of, the Agricultural Homestay. The Agricultural Homestay may serve meals and light foods or snacks to its registered guests at any time. The price of the food must be included in the price of the overnight accommodation (CRFC Section 113893).
- 2. Approved** - means acceptable to the enforcement agency based upon a determination of conformity with applicable laws. If there are no applicable laws, the enforcement agency may base decisions upon current public health principles, practices, and generally recognized industry standards that protect public health (CRFC Section 113734).
- 3. Bed and Breakfast Inn** - is included in the definition of a “Restricted Food Service Facility” in CRFC. It is a food facility with 20 guestrooms or less. The B&B may only serve food to its registered guests. The food service is restricted to breakfast or a similar early morning meal, and light foods or snacks. The price of the food must be included in the price of the overnight accommodation. When other meals are served or meals are served to people other than registered guests, the facility ceases to be a B&B and must meet all of the requirements of CRFC for a food facility (CRFC Section 113893).

4. **Equipment** – means an article that is used in the operation of a food facility, including but not limited to, a freezer, grinder, hood, icemaker, meat block, mixer, oven, reach-in refrigerator, scale, food and utensil shelving and cabinets, sink, slicer, stove, table, temperature measuring device for ambient air, or a warewashing machine (CRFC Section 113777).
5. **Farm** - Under Section 52262 of the Food and Agricultural Code, a farm is defined as: “a place of agricultural production which has annual sales of agricultural products of \$1000 or more.” An Agricultural Homestay must meet this definition of a farm and farming must be the primary function of the Agricultural Homestay.
6. **Food** - means any raw, cooked, or processed edible substance, ice, beverage, an ingredient used or intended for use or sale in whole or in part for human consumption, and chewing gum (CRFC Section 113781).
7. **Light food or snack** - means foods eaten between meals requiring limited food preparation such as beverages, cheese, crackers, candy, fruits, nuts and appetizers including potentially hazardous foods. A light food or snack does not include food items that would normally constitute a meal. The light food or snack should not be served so as to be intended as a sit down meal (CRFC Section 113893).
8. **Potable Water** - means water that complies with the standards for transient noncommunity water systems pursuant to the California Safe Drinking Water Act [Chapter 4 (commencing with Section 116275) of Part 12], to the extent permitted by federal law (CRFC Section 113869).
9. **Potentially Hazardous Food** - means food that is capable of supporting the rapid and progressive growth of infectious or toxigenic micro-organisms, the growth and toxin production of Clostridium botulinum, or, in raw shell eggs, the growth of salmonella enteritidis. Most perishable foods are potentially hazardous (CRFC Section 113871).

## **STRUCTURAL GUIDELINES**

### **Structural Requirements**

The majority of B&Bs and Agricultural Homestays are single-family style homes with non-commercial kitchens. Some B&B Inns and Agricultural Homestays have historical value or are formally recognized historical landmarks. Most have few rooms and limited food preparation. Therefore, professional discretion is necessary when applying construction requirements to B&Bs and Agricultural Homestays.

Since CRFC allows Agricultural Homestays to serve meals at any time, and permits up to 20 guestrooms in a B&B, facilities with extensive food service may warrant equipment and construction standards similar to those for a full-service restaurant. Local building and fire authorities should also be consulted for construction standards.

1. **Floors:** The floor surface in the kitchen area may not have to meet the requirements of a full service restaurant; however, it must be of durable construction, smooth, nonabsorbent and easily cleanable. Coving may be required where extensive food preparation occurs to facilitate cleaning (CRFC Section 114268).
2. **Walls and ceilings:** Existing walls and ceilings need not meet standards other than those of cleanliness and sanitation. New and replacement walls and ceilings shall be durable, smooth, nonabsorbent, and easily cleanable, meeting the requirements of CRFC Section 114271 (CRFC Section 114271).
3. **Lighting:** In most B&B and Agricultural Homestay kitchens, domestic incandescent lighting and fluorescent lighting with protective covers are satisfactory (CRFC Section 114252).
4. **Ventilation:** Adequate ventilation shall be provided to remove gases, odors, steam, heat, grease, vapors, and smoke from the facility. Where circumstances warrant, mechanical ventilation may be necessary. However, commercial hoods that comply with the Uniform Mechanical Code may not be required (CRFC Section 114149.1).
5. **Refrigeration:** Adequate capacity to maintain food at or below 41°F is required, but the refrigerator need not meet an American National Standards Institute (ANSI) standard for commercial refrigeration. Commercial refrigeration may be necessary to ensure proper cooling and holding temperatures for large quantities of food [CRFC Section 114130 (b)].
6. **Utensil washing:** All food facilities in which food is prepared or multiservice utensils and equipment are used shall provide manual methods to effectively clean and sanitize utensils (CRFC Section 114095).

B&Bs and Agricultural Homestays must provide at least one of the following for washing of dishes and utensils:

- a) A three-compartment metal sink with dual integral metal drainboards (Section 114099 a through c); or
- b) A commercial or domestic dishwasher that is capable of providing heat of at least 160° F to the surface of the utensils [CRFC Section 114101 (d)].

7. **Handwashing Facilities:** For kitchens built or extensively remodeled after January 1, 1996, a separate handwashing sink in food preparation areas and warewashing areas is required. For older kitchens the domestic kitchen sink may be used for handwashing. Soap and single-use paper towels in dispensers are required (CRFC Section 113953).
8. **Food Storage:** Adequate, dedicated space shall be provided for the storage of food. All food must be stored at least six inches off the floor or in cabinets. Cased food in waterproof containers such as bottles or cans may be stored on a floor that is clean and not exposed to moisture (CRFC Section 114047).

## Structural Exemptions

CRFC contains exemptions for Restricted Food Service Facilities that do not apply to other

food facilities. The intent of the exemptions is to provide less restrictive requirements to facilitate the use of a private home as a B&B. References to CRFC below are not intended to be all-inclusive. The following is a summary of the exemptions:

1. **Separation of Living Quarters:** A room used as living or sleeping quarters or an area directly opening into a room used as living or sleeping quarters may be used for conducting food facility operations provided that no sleeping accommodations are allowed in any area where food is prepared or stored [CRFC Section 114285 (c)].
2. **Posting Signs:** A B&B or Agricultural Homestay is not required to post signs in toilet rooms located in guestrooms [CRFC Section 113953.5 (b)].
3. **Equipment Standards:** Food service equipment need not be certified or classified for sanitation by an American National Standards Institute (ANSI) accredited certification program for commercial grade equipment. Residential equipment that is in good working condition is allowed. However, approved commercial equipment is recommended, especially for refrigerators and dishwashers (CRFC Section 114130).
4. **Domestic Dishwasher:** A commercial dishwasher or domestic dishwasher may be used. A domestic dishwasher must be capable of providing heat of at least 160°F to the surface of the utensils [CRFC Section 114101 (d)].
5. **Janitorial:** A B&B or Agricultural Homestay is not required to have a mop sink if hot water is available for janitorial purposes and wastewater from janitorial activities is disposed of through an approved sewage disposal system [CRFC Section 114279 (b)].
6. **Dressing rooms and lockers:** Lockers or other employee storage facilities are not required but no person shall store clothing or personal effects in any area used for the storage and preparation of food [CRFC Section 114256.1(c)].

## OPERATIONAL GUIDELINES

This guideline is intended as a summary of applicable sections of CRFC as they apply to the operation of B&Bs and Agricultural Homestays. The summary is for information only and is not intended to be cited as law. Please refer to the complete sections of CRFC for the text of the law.

### Operational Requirements

1. **Food Sources** - All food intended for consumption by guests shall be from an approved source. Approved sources include an acceptable producer, manufacturer, distributor, permitted food facility or Certified Farmers' Market (CRFC Section 113735). Home-grown fruits, vegetables, herbs, mushrooms, other produce, honey and eggs require approval from the County Agricultural Commissioner. Any pesticides or fertilizer used in the production of homegrown produce shall be used in a manner consistent with its labeling.

Since Agricultural Homestays are by definition a farm, agricultural products produced on the



farm of an Agricultural Homestay are approved for consumption by guests. Meats such as beef, pork and lamb must be processed in approved USDA inspected facilities. Poultry, such as chicken, turkey, geese, quail, squab, and duck must be slaughtered in a USDA or CDFA approved facility. Home butchered poultry and custom slaughtered beef that are not processed in a USDA or CDFA approved facility may be served to the family

that raised it, but not to paying guests. Therefore home raised meats are prohibited for service to guests, unless the Agricultural Homestay is a farm approved for raising such livestock and the meat is processed in a USDA/CDFA inspected facility.

Self acquired meats through hunting are prohibited from being served to guests. Guests may be served fish that the guest has acquired by way of sports fishing in accordance with California Department of Fish and Game regulations. Special care should be taken to make sure the guest has acquired the fish in approved waters that are considered safe for fish consumption and that the fish has been held at proper temperatures since harvest. Waters that would be considered safe include those that are free of heavy metals, such as mercury, and other contaminants. The use of home canned foods and meat and dairy products from unapproved sources is also prohibited (CRFC Sections 113735).

Approved	Not Approved
Meats (see above) processed at a USDA inspected facility	Custom slaughtered beef not from a USDA inspected facility
Poultry (see above) slaughtered at a USDA or CDFA approved facility	Home butchered poultry not from a USDA inspected facility
Home raised meats from a farm approved for raising poultry and meats and the meat and poultry is processed in a USDA/CDFA inspected facility	Home raised meats and poultry from a non-approved farm

2. **Food Storage** - All food shall be manufactured, produced, prepared, compounded, packed, stored, transported, kept for sale, and served so as to be pure and free from adulteration and spoilage; shall be protected from dirt, vermin, unnecessary handling, droplet contamination, overhead leakage, or other environmental sources of contamination. Adequate and suitable space shall be provided for the storage of food. All food shall be stored at least 6 inches off the floor or under other conditions that are approved. Pressurized containers, cased food in waterproof containers such as bottles or cans, and milk containers in plastic crates may be stored on a floor that is clean and not exposed to moisture [CRFC Sections 113980, 114047 (a-d)].
3. **Nonfood Storage** - Nonfood items shall be displayed and stored in an area separate from food. Only those insecticides, rodenticides, and other pesticides that are specifically

approved for use in a food facility may be used. All poisonous substances, detergents, bleaches, cleaning compounds, and all other injurious or poisonous materials shall be used and stored in containers specifically and plainly labeled as to contents, hazard, and use, except for those products held for retail sale. All poisonous substances, detergents, bleaches, cleaning compounds, and all other injurious or poisonous materials shall be stored and used only in a manner that is not likely to cause contamination or adulteration of food, food contact surfaces, utensils, or packaging materials. Medicines that are in the facility for the employees' use shall be labeled and stored so as to prevent the contamination of food, equipment, utensils, linens, and single-use articles. First aid supplies shall be stored in a labeled kit that is located to prevent the contamination of food and food-related items (CRFC Sections 114254, 114254.1, 114254.2, 114256.2, 114256.4).

- 4. Food Preparation and Temperature Control** - All potentially hazardous food, excluding raw shell eggs, shall be held at or below 41°F or shall be kept at or above 135°F at all times. Raw shell eggs, unshucked live molluscan shellfish and pasteurized milk and milk products in original sealed containers may be held between 41°F and 45°F (CRFC Section 113996). Frozen potentially hazardous foods shall be stored and displayed in their frozen state unless being thawed. Potentially hazardous foods shall be thawed only by the following methods:
- 1) In refrigeration units
  - 2) Under cool running water (70°F or less) for no more than 2 hours
  - 3) As part of the cooking process
  - 4) In a microwave oven if immediately prepared (CRFC Section 114020).

Each refrigeration unit and cold or hot holding unit used for potentially hazardous food shall be equipped with a thermometer that is easily readable and accurate to plus or minus 2°F. In order to test the temperature of all foods, an accurate, easily readable metal probe thermometer shall be readily available on the premises (CRFC Section 114157, 114159).

Sulfites shall not be added to fresh fruits or vegetables intended for consumption or to any potentially hazardous foods (CRFC Section 113988).

- 5. Self-Service Display of Food** - Special care should be taken to ensure that self-service display of food, such as at a buffet, remains safe for guests. Sneeze guards or protective covers are required to shield the food from overhead contamination. Suitable food dispensing utensils with handles such as spoons, tongs or forks shall be used so that unnecessary handling of the food is avoided. Use of refrigerators, ice baths, steam tables and "canned heat" type heating devices should be used to keep cold foods 41°F or below and hot foods 135°F or above.

Potentially hazardous foods may be displayed for service using time as a public health control for a maximum of 4 hours if handled in accordance with Section 114000 of CRFC. No unpackaged food that has been served to any person or returned from any eating area shall be served again or used in the preparation of other food.

It is recommended that the facility use a food service plan that is approved by the local enforcement officer to make sure that proper food handling practices are followed (CRFC Sections 114000, 114079, 114060, 114063).

6. **Food Handlers** - The owner or an employee of the B&B or Agricultural Homestay shall have passed an approved and accredited food safety certification exam. A facility that commences operation, changes ownership, or no longer has a certified owner or employee shall have 60 days to comply (CRFC Section 113947.1)

No employee shall commit any act that may result in the contamination or adulteration of food, food contact surfaces, or utensils. Food employees shall keep their fingernails, trimmed, filed, and maintained so the edges and surfaces are cleanable. All employees preparing, serving, or handling food or utensils shall wear clean, washable outer garments, or other clean uniforms. All food employees shall wear hair restraints such as hats, hair coverings, or nets that are designed and worn to effectively keep hair from contacting unpackaged food, clean equipment, utensils, linens, and unwrapped single-use articles. All employees shall thoroughly wash their hands and any exposed areas of the arms that may contact food by vigorously rubbing them with cleanser and warm water, paying particular attention to areas between the fingers and around and under the nails, rinsing with clean water (CRFC Section 113967, 113968, 113969, 113971, 113953.3).

Food employees experiencing persistent sneezing, coughing, or runny nose that is associated with discharges from the eyes, nose, or mouth that cannot be controlled by medication shall not work with exposed food, equipment, utensils, or linens. Food employees shall report to the person in charge if they are diagnosed with 1 of the 7 reportable illnesses or if they have a lesion or wound that is open or draining on their hands, wrists, exposed portions of the arms, or other parts of the body (CRFC Section 113949.2, 113974).

7. **Washing and Sanitizing** - Food shall only contact surfaces of equipment and utensils that are cleaned and sanitized (CRFC Sections 114113).
8. **General Sanitation** - No sleeping accommodations shall be allowed in any area where food is stored, prepared, or served (CRFC Section 114285).

Hot water must be available for janitorial purposes. Waste water from janitorial activities cannot be disposed of in any sink used for hand washing, utensil washing, or for the preparation of food (CRFC Sections 114123, 114279).

Adequate and suitable space shall be provided for the storage of clean linens, including cloth napkins, tablecloths, wiping cloths and work garments. Soiled linens shall be kept in cleanable containers provided only for this purpose and shall be laundered after each use. Wiping cloths that are in use for cleaning food spills shall not be used for any other purpose. Wiping cloths used to wipe food spills shall be used only once, or may be used repeatedly if held in a sanitizing solution with a concentration of one of the following: 100 ppm available chlorine, 25 ppm available iodine, or 200 ppm available quaternary ammonium. The sanitizing solution should be changed frequently so that it remains clean and clear and meets the proper concentration (CRFC Section 114099.6, 114185.1, 114185.4).

9. **Animals and Vermin** - B&B's and Agricultural Homestays shall be fully enclosed and constructed, equipped, maintained, and operated as to prevent the entrance and harborage of animals, birds, and vermin, including, but not limited to, rodents and insects

(CRFC Sections 114259, 114266). Live animals are not allowed in a food facility, except that pets are allowed in the common dining areas of restricted food service facilities at times other than during meals if all of the following conditions are satisfied: (a) Effective partitioning and self-closing doors separate the common dining areas from food storage or food preparation areas. (b) Condiments, equipment and utensils are stored in enclosed cabinets or removed from the common dining areas when pets are present. (c) Dining areas including tables, countertops, and similar surfaces are effectively cleaned before the next meal service (CRFC Section 114295.5).

10. **Garbage** - The premises of each food facility shall be kept clean and free of litter, rubbish, and vermin. Each food facility shall be provided with any facilities and equipment necessary to store or dispose of all waste material. All food waste and rubbish containing food waste shall be kept in leak proof and rodent proof containers and shall be contained so as to minimize odor and insect development by covering with close-fitting lids or placement in a disposable bag which is impervious to moisture and then sealed. Trash containers inside a food facility need not be covered during periods of operation. All food waste and rubbish shall be removed and disposed of in a sanitary manner as frequently as may be necessary to prevent the creation of a nuisance (CRFC Section 114244, 114245.1, 114259.1).
11. **Water and Sewer** - An adequate, protected, pressurized, potable supply of hot water, at least 120°F, and cold water shall be provided. The water supply shall be from an approved water system. The potable water supply shall be protected with a backflow or back siphonage protection device, as required by applicable plumbing codes (CRFC Section 114192).

All plumbing and plumbing fixtures shall be installed in compliance with local plumbing ordinances, shall be maintained so as to prevent any contamination, and shall be kept clean, fully operative, and in good repair. All liquid wastes shall be disposed of through the plumbing system that shall discharge into the public sewerage or into an approved private sewage disposal system (CRFC Section 114190, 114197).

In each food facility, there shall be provided clean toilet facilities in good repair for use by employees. Toilet rooms shall be separated from other portions of the food facility by well-fitting, self-closing doors or by other methods approved by the enforcement officer. Toilet rooms shall not be used for the storage of food, equipment, or supplies. Toilet tissue shall be provided in a permanently installed dispenser at each toilet (CRFC Section 114250, 114276).

Handwashing facilities shall be provided within or adjacent to toilet rooms and shall be equipped to provide warm water under pressure for a minimum of 15 seconds through a mixing valve or combination faucet. Handwashing cleanser and single-use sanitary towels in dispensers or a heated air hand drying device shall be provided at, or adjacent to, handwashing facilities. Food facilities that were constructed or extensively remodeled after January 1, 1996, shall provide facilities exclusively for handwashing within, or adjacent to, food preparation areas and in warewashing areas (CRFC Sections 113953, 113953.2).

## Operational Exemptions

1. **Private Home:** B&Bs and Agricultural Homestays are not considered private homes even though the owner/operator may live on the premises and prepare food there for personal use (CRFC Sections 114021 and 114285).
2. **Animals:** Pets are allowed in B&Bs and Agricultural Homestays except in the kitchen, common dining areas, and food storage areas (CRFC Section 114259.5).
3. **Storage:** A separate area for employees to change and store clothes is not required, however, clothing and personal affects shall be stored in an area separate from food preparation and food storage (CRFC Section 114256.1).

## QUESTIONS AND ANSWERS

### 1. How are B&Bs and Agricultural Homestays different from other food facilities?

B&Bs and Agricultural Homestays are food facilities that may provide food only to their registered guests. The price of the food must be included in the price of the overnight accommodation. They are allowed to have a residential type kitchen and other exemptions from CRFC as described in this Guideline. If meals are served to people other than registered guests, the facility ceases to be a B&B or Agricultural Homestay and must meet all of the requirements of CRFC for a food facility (CRFC Section 113893).

### 2. How is an Agricultural Homestay different from a B&B?

Food service at a B&B is limited to a morning meal and light food and snacks. An Agricultural Homestay may serve meals at any time to its registered guests. An Agricultural Homestay must be located on and be part of a farm, while a B&B does not have this requirement. A B&B may have up to 20 guestrooms, while an Agricultural Homestay may have no more than six guestrooms or accommodates no more than 15 guests.

### 3. What is a light food or snack?

A light food or snack means foods eaten between meals requiring light food preparation such as cheese, crackers, candy, fruits, nuts and appetizers including potentially hazardous foods. A light food or snack does not include food items that would normally constitute a meal such as soup, quiche, sandwiches, hot pasta dishes, etc.

**Cold Potentially Hazardous Foods** – When offered to guests at room temperature, (such as buffet style) must be prepared and served within a four-hour time frame. Cold potentially hazardous foods kept available for customer self-service while maintained under refrigeration at 41°F or less are exempt from this time restriction.

**Hot Potentially Hazardous Food** – When offered to guests, must be pre-cooked at an approved food facility, and must only require heating prior to service. These foods must be prepared and served within a four-hour time frame.

All foods that have been held between 41°F and 135°F and have not been consumed within the four-hour time frame must be discarded.

**4. Are B&Bs limited to a continental style breakfast?**

No, there are no stated or implied restrictions in CRFC concerning the specific foods that can be served. There are limitations, however, that require a B&B operator to:

- a) serve only breakfast or similar early morning meal and light foods and snacks,
- b) serve food only to overnight guests, and
- c) include the price of the food in the price of the overnight accommodation.

**5. Can lunch or dinner be served at a B&B?**

No, the facility would no longer be a B&B and would have to meet all CRFC requirements for a food facility to serve lunch or dinner.

**6. Can breakfast, lunch and/or dinner be served at an Agricultural Homestay?**

Yes, an Agricultural Homestay may serve meals at any time.

**7. Can a B&B become an Agricultural Homestay so that it may serve more meals than just breakfast?**

**Can an existing single family dwelling be converted into a B&B or Agricultural Homestay?**

**Can a motel become a B&B?**

Any change in an existing use must first be approved by the local city or county planning department. After such approvals, a local enforcement agency may approve the new use provided it complies with CRFC requirements. For example, a B&B may become an Agricultural Homestay if it meets the definition of a farm and other requirements.

There are many exemptions from code requirements that allow the use of a single family dwelling as a B&B or Agricultural Homestay. See Section III of this guide for a list of structural exemptions.

**8. Can a window be used for kitchen ventilation?**

Yes, if the extent of cooking does not create excessive grease, heat or steam. If the foods prepared create excessive grease, heat or steam, mechanical ventilation may be necessary. If a window is used for ventilation, it shall be properly screened so as to prevent entrance of insects.

**9. Are kitchen floors required to be coved?**

A large B&B, or Agricultural Homestay with extensive food service, may warrant the installation of a durable floor with a coved base that extends up the wall at least 4 inches for ease of cleanability. However, B&Bs and Agricultural Homestays are typically small facilities



and professional discretion is necessary when determining floor requirements. Recognition of the facility's stylistic integrity (e.g. historical landmarks) should be considered.

**10. Are there special requirements for dishwashers?**

Commercial and domestic dishwashers must be installed according to local plumbing ordinances. Domestic dishwashers are permitted if they are capable of providing heat to the surface of the utensils at a temperature of at least 160° F. In most domestic dishwashers, the highest temperature will be reached during the heated drying cycle. Dishwashers designed with a "sanitizing" or "sani" cycle will usually produce the highest temperature. Temperature-indicating test strips or holding thermometers are the most practical means of testing dishwasher temperature.

**11. Can the same kitchen be used for private and guest use?**

Yes, there is an exemption in CRFC to allow the common use of the kitchen.

**12. Can home-grown food be served to guests?**

All food must come from an approved source, such as a grocery store, permitted wholesaler, or Certified Farmer's Market. Since an Agricultural Homestay is on and part of a farm, any agricultural products produced on the farm and approved by the County Agricultural Commissioner, or other appropriate agency, may be served.

A B&B typically cannot serve homegrown food to its guests, however, a B&B can serve home grown fruits, herbs and vegetables if they receive approval from the local Agricultural Commissioner. The B&B operator should contact their County Agricultural Commissioner for more information.

**13. Can home canned food be served to guests? No.**

**14. Are handwashing signs required in owner or employee toilet rooms? Yes, unless the toilet room is located within a guest room.**

**15. Can a private well be used?**

Yes, however, the water system must meet, as a minimum, the requirements for water from a transient, noncommunity water system under the California Safe Drinking Water Act. The well must be approved and permitted by the local health agency.

**16. Can an existing private sewage disposal system be used?**

Yes, however, in some cases an evaluation or upgrade may be necessary. Consult the local enforcement agency regarding use of a private sewage disposal system. The sewage disposal system must be approved by the local health agency for the new use.

**17. Can a pool or spa be used?**

Pools and spas must meet the Health and Safety Code and other applicable codes to be available for guest use.

**18. Can pesticides be used?**

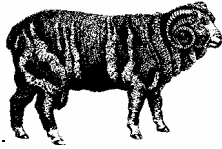
First recourse should be a certified pest control operator. If the infestation is minor, only pesticides approved for use in commercial food facilities may be used.

**19. Does a B&B or Agricultural Homestay need to have a “Certified Food Handler”?**

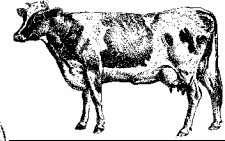
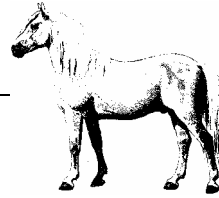
Yes, a B&B and an Agricultural Homestay are required to have an owner or employee pass an approved and accredited food safety certification examination if they offer unpackaged food to guests. A facility that commences operation, changes ownership, or no longer has a certified owner or employee shall have 60 days to comply (CRFC Section 113947.1).

**20. Does a B&B or Agricultural Homestay need to have a person in charge (PIC)?**

Yes. The PIC must be present at all times the food facility is in operation.



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To: Shawna Purvines & EDC BOS  
 Senior Planner – El Dorado County  
 2850 Fairlane Court  
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[TGPA-ZOU@edcgov.us](mailto:TGPA-ZOU@edcgov.us)

Date: 7/19/2012

## **Zoning Ordinance Update Request for Actions by the EDC BOS**

**First** and foremost I request that you do not approve this document in its current form. It is internally inconsistent, overly restrictive and incomplete. Please consider making the changes suggested by the public and the Board of Supervisors in the workshop. Approved in its current form it will make criminals of many residents and destroy a way of life.

Start with a cataloguing of the terms in the document that require a definition. Place these in the glossary. Have people knowledgeable about a given subject matter review and refine these. For each instance of a term make sure that the definition in the glossary will when applied to the final document have the intended meaning and final result. If there is a table or matrix in the final version make sure it is consistent with the text of the ordinance and does not have unintended consequences such as allowing elephants on less than one acre but not chickens. This is checking for the documents internal consistency.

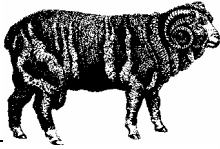
### **Second rewrite the Home Occupation sections:**

The language in the current Zoning Ordinance captures the gist of what a home occupation should be (*with two modifications show in italics*):

Home occupation such as (*such as but not limited to*) 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 (*or an accessory structure consistent with the residential zoning*) and be incidental to the residential use of the premises and be carried on by a resident thereon.

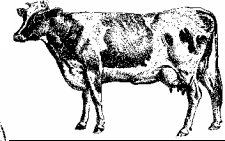
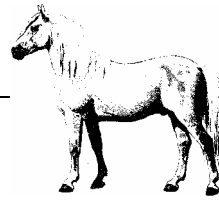
Review the list of complaints about home businesses.

Prior to approval have the final version consider review of the ordinance by a group of concerned citizens with home businesses that will be affected, to develop some better wording for the ordinance if needed.



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The ordinance needs to include a method to grandfather-in existing home businesses that are not creating a problem. (Is there another county in California or western state that has a workable ordinance that is not overly restrictive?)

Do not make criminals out of your residents.

Maximize opportunities and capture and contain the revenue within the county.

**Third actually write a new Animal Keeping section the draft one is inadequate and inappropriate:**

Review history of complaints with regards to animal keeping.

Create a small working group for this area including some one on the ag commission, a person or two that are doing large scale animal rearing in the county, a person or two with a kennel, a groomer, a couple of veterinarians or representatives for them, a agricultural teacher from Ponderosa or the high school in Placerville, a representative from the grange and one from 4H.

Sit down and create a workable set of definitions and restrictions. Maximize allowable keeping while addressing the sources of major complaints. Remember this community is one with a rural agricultural background. People did not move to the county for the shopping and night life.

Eliminate ordinance **17.40.080 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.”

It is not in the current Zoning Ordinance (I have verified its absence myself) and should not be in this one. An ordinance prohibiting a **slaughter house** would be appropriate here.

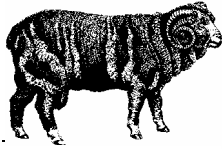
**With regard to Farm Stays and Ranch Stays:**

This is a form of apprenticing or intensive experience to find out what Farm or Ranch living is really like. It involves interns or other parties interested in really learning what this life is like. They work along with the owner, they eat in the same kitchen and they sleep on property (some are just daytime only programs). This is not a dude ranch, it is not a spa, the owner and his/her employees are not catering to a patron they are teaching a student. Knowledge and experience are being traded for labor.

UCD has a good website on the promotion of Agritourism:

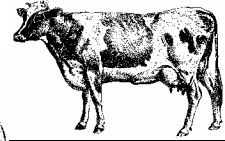
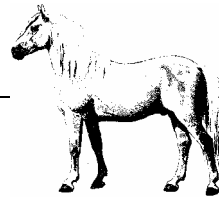
<http://sfp.ucdavis.edu/agritourism/>

I have also attached their PDF on this topic, and some kitchen guidelines.



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**Encourage Small Scale Farming and hobby farming including on residential.**

While the Ranch Marketing Ordinances are to permissive in terms of the impact to adjacent property owners in a residential area the Creation of a small scale right to farm ordinance could serve this purpose. Focus on restrictions on traffic, dust and noise production, pesticide spraying while maximizing the potential to grow foodstuffs and horticultural products. We are not talking allowing major events etc here just the ability to market small scale production and avenues to sell them on site (mail order or limited by appointment) or off site (farmers market or coop produce stand.)

The Use Matrix and Written sections need to be consistent with one and other. Make sure the logical consequences of each is understood and acceptable. There are some major definition issues with crop, vineyard, orchard, and the Residential Use Matrix.

Have provisions for grandfathering-in uses if they are not a source of complaints. If there have been complaints make sure they are valid and not the product of a personal grudge or feud.

Some of the wording in the current zoning ordinance would be applicable to any residential parcel:

*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*

*Packing and processing of agricultural products produced on the premises without changing the nature of the product*

I look forward to seeing these issues addressed and the document brought back before the public in another set of workshops if need be. We must do this as close to correct as possible the first time. There is no rush and the existing draft document is a long way from being what we need in our county.

Signed,

Lisa S. Couper, DVM



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## Agritourism enterprises on your farm or ranch: Understanding regulations

**HOLLY GEORGE**, UC Cooperative Extension Livestock and Natural Resource Advisor, Plumas and Sierra Counties; and **ELLIE RILLA**, UC Cooperative Extension Community Development Advisor, Marin County



Agritourism in California has the potential to profitably direct market farm products and services, to serve as an alternative use of farm and ranch land, or to supplement your farm income. But numerous regulations—many complex—face landowners interested in establishing an agritourism enterprise. Regulations are part of doing business, and your compliance with them helps protect operators as well as consumers from potential liabilities.

You can best address the regulatory bureaucracy by taking it one step at a time. This publication helps you understand regulations, and ANR Publication 8334 explains where to start with these regulations in relation to your agritourism enterprise. You can also learn more about other aspects of the agritourism business in *Agritourism and Nature Tourism in California* (George and Rilla, 2005).

“Agritourism” means any income-generating activity conducted on a working farm or ranch for the enjoyment and education of visitors. This includes the interpretation of the natural, cultural, historical, and environmental assets of the land and the people working on it. Agritourism helps you build supportive relationships with the consuming public both in rural communities and in agricultural areas on the urban fringe. Increased public interaction with area farms and ranches builds an understanding and appreciation for working landscapes that can help maintain or enhance natural resource values too.



## Understanding Regulations

Regulations are constraints imposed by federal, state, and local governments, or the legal conditions placed upon your agritourism enterprise. These constraints go hand-in-hand with developing a business plan: you can't know which regulations affect your business until you've thought through your plan, and you can't finish your business plan until you know what you're allowed to do and the financial cost.

Introducing agritourism activities to your facility triggers additional legal requirements. If you are new to agricultural production and processing and you are also starting an agritourism enterprise, you have a lot to learn about regulations!

California law consists of 29 codes that cover a variety of subjects. As you contemplate a new enterprise you may be interested in the Fish and Game Code, the Health and Safety Code, the Food and Agriculture Code, the Business and Professions Code, or the Labor Code. Look for references within these codes at <http://www.leginfo.ca.gov/calaw.html>. Many county codes are also online at <http://www.ordlink.com>.

## Basic Regulation Categories

To start an agritourism enterprise, you must comply with local requirements and you may need to obtain county zoning approval. You must adhere

to regulations that protect the environment, your neighbors, and your visitors. The following sections and tables describe the categories and agencies relevant to agritourism.

## Understanding Land Use and Land Development Regulations

### County Zoning

*Jurisdiction: County*

*Contact: Planning Department*

Zoning permission is the first step in establishing your agritourism enterprise. You need to contact your county planning department about zoning laws that pertain to your property.

Each county has a "general plan" that describes its land use policies. Maps that show the county's land use zones are usually included in the general plan. County zoning governs how parcels in each land use one can be used. Typically, counties update their general plans every 10 years. This update requires a review and sometimes a revision of the zoning and development codes. It's a good idea to stay familiar with the zoning and development codes specific to your land.

Agricultural zoning policies protect farmlands and ranch lands from uses detrimental to agriculture. Zoning codes list allowed farming uses and compatible nonfarming uses for agriculturally zoned land. Each county decides what uses to allow and what conditions or standards to impose on these uses.

Zoning codes distinguish between nonfarm uses that are permitted by right and uses that require a Use Permit. Uses that require a Use permit are subject to conditions, review, and approval. "Permitted by right" means the proposed land use is allowed without special approval as long as it meets zoning and other requirements.

Each county defines its own permit types. Many counties have more than one type of use permit, each with its own type of requirements. The section "Putting the Pieces Together: The Use Permit Approval Process" in ANR Publication 8334 explains the steps you must follow to obtain a use permit.

Table 1

### County Agencies

Planning Department	Oversees and makes recommendation on land use issues. Coordinates approval process for land use permits.
Building Department	Enforces building codes for new or remodeled structures and issues building permits.
Environmental Health Department	Enforces health codes for food facilities and evaluates new development plans for adequacy of public water supply, septic systems, and environmental impacts of waste disposal.
Public Works Department	Analyzes traffic impacts of development projects and maintains county roads. Issues permits for county-road signs and grading.
Agricultural Commissioner: Weights and Measures Division	Oversees the organic registration process, which can include a site inspection and the use of organic labels. Regulates commercial weighing and measuring devices to ensure accuracy. Issues farmers' market permits. Issues certified producer certificates that allow farmers to actually sell at certified farmers' markets.
Fire Agency	Establishes county fire-prevention codes and enforces them through safety and occupancy inspections.
Tax Collector	Collects taxes for different taxing agencies within the county. Issues business licenses.



Table 2

**State Agencies**

Department of Public Health	Enforces the California Health and Safety Code. Inspects food-processing facilities regarding products exported from the county.
CALTRANS (state transportation department)	Reviews development proposals for traffic-flow impacts. Issues permits for state-highway signs.
California Environmental Quality Act (CEQA) (state law describing environmental protection standards)	Enforced at county level.
Department of Alcoholic Beverage Control	Issues liquor licenses.
Department of Industrial Relations	Sets occupational health and safety standards. (Employers must have a health and safety plan.)

Some counties have special ordinances for certain agritourism enterprises. These ordinances specify legal requirements and often offer a streamlined permitting process.

Typically, counties update their general plans every 10 years. This update requires a review and sometimes revision of the zoning and development codes. It's a good idea to stay familiar with the zoning and development codes specific to your land.

**Building Codes**

*Jurisdiction: County*

*Contact: Building Department*

When you make structural changes to your operation, you must conform to building code standards. When you renovate old buildings or

construct new facilities, you must obtain a building permit from your county's building codes office. Note that all public-use structures must conform to accessibility standards of the Americans with Disabilities Act.

**Roads and Traffic**

*Jurisdiction: State and County*

*Contact: CALTRANS, County Planning Department and Public Works Department*

Your agritourism enterprise means visitors come to your farm or ranch, which means increased traffic on the roads. If your proposal requires a use permit, your county's planning and public works departments and/or CALTRANS will review it for public safety concerns related to roads and traffic. They might demand you widen or grade the road passing your property or build a turn-off or bridge.

**Use of Public Lands**

*Jurisdiction: Federal or State*

*Contact: District Office of the U.S. Forest Service, Bureau of Land Management, or other appropriate agency*

If you conduct commercial activities or business on federal- or state-owned lands, you must obtain a "special-use" permit from the land management agency on which the activities are proposed. Permits are required for certain recreational activities when they take place on public lands that host or charge fees. These could be an ongoing part of your operation such as horseback riding, guided fishing or hunting activities, or events including endurance rides, eco-races, chuckwagon dinners, etc.

The purpose of the permit process is to identify any potential land use or resource conflicts that might arise; to identify applicable procedures, permits, and special conditions needed to protect resources and public uses; to achieve common



Table 3

**Federal Agencies**

U.S. Forest Service; Bureau of Land Management	Issues permits for commercial use of public lands.
Internal Revenue Service	Issues Employer Identification Number (EIN) to employer.



understanding between the agency and the applicant about the proposed uses; and to clarify timeframes, limitations, and responsibilities.

It is important that you make early contact (a year in advance isn't too early) with your local representative of the Forest Service, Bureau of Land Management, or other appropriate agency to discuss your proposal. District personnel will guide you through a process to determine if the proposal justifies submitting a special-use permit application. If you file an application for a special-use permit, you must provide a map and written description, supply detailed and specific information about your event or activity, and show proof of insurance with the agency listed as additionally insured.

Then, based on your permit application, project description, and potential environmental impacts, the district ranger makes the decision on whether to issue the special-use permit. The capacity of the proposed activity and interest from additional applicants may result in a competitive process for issuing permits. You must pay a processing fee and perhaps a monitoring fee before you receive your special-use permit. Some agencies also require that you pay them a percentage of the fees you collect. Special-use permits can be for one-time, one-day events (such as a bike and run eco-race) or for up to five years, such as horseback trail rides in conjunction with your ranch.

### Signs

*Jurisdiction: State or County*

*Contact: CALTRANS, County Planning Department and Public Works Department*

Signs identifying and advertising your enterprise are subject to regulations. Signs on your own property are subject to county development and design codes. Signs on county roads are subject to county public works department rules. And signs on state highways face state transportation department restrictions.

## Understanding Public Health and Safety Regulations

### Food Safety

*Jurisdiction: State Law*

*Contact: State and County Environmental Health Departments*

The California Uniform Retail Food Facilities Law (CURFFL) is part of the California Health and Safety

Code. It is the state law that governs food sanitation for food handling, processing, and preparation activities of the agritourism industry.

Specifically, CURFFL details food-safety requirements concerning food handling, equipment, and storage. These requirements are generally stricter for processed foods than they are for nonprocessed foods. According to CURFFL, processed foods sold to the public cannot be prepared in a home kitchen.

CURFFL is enforced at the local level by the county environmental health department. This department reviews plans and regularly inspect food facilities in accordance with state law. If you plan to construct a food facility (for example, to sell pies made from fruit grow on your farm) or modify an existing structure into such a facility, the county environmental health department first must approve your plan. Log onto your county's environmental health department Web site for CURFFL policies or view the California Department of Health Services Web site, <http://www.dhs.ca.gov/>, and search the site for CURFFL. The text of the law can be found in the California Health and Safety Code §§113700 to 114475.

### Food Handler's Certificate

*Jurisdiction: State and County*

*Contact: County Environmental Health Department*

CURFFL mandates that at least one person in an enterprise processing or preparing food for the public possess a current "food handler's certificate." This person may be either the business owner or an employee. You or your employees can earn a food handler's certificate by taking food safety courses from local service agencies. Contact your county environmental health department to learn when and where courses are offered.

### Agricultural Homestays

*Jurisdiction: State and County*

*Contact: County Environmental Health Department*

Some agricultural operators establish on-farm bed and breakfasts (B&Bs), also called farmstays or agricultural homestays. A 1998 law, AB 1258, amended California's Health and Safety Code to include an "agricultural homestay" establishment. This law allows working farms to host a limited number of overnight visitors and permits farm families to serve meals cooked in the farm kitchen to visitors, consistent with the federal Food Code definition of a family home kitchen.

*Regulations are important to the development and cost estimates of a business plan; identify them early in your planning. The time required for the permit approval process varies with each operation; allow for a lengthy procedure.*

An agricultural homestay establishment must meet all of the following requirements:

- It contains no more than six guest rooms and hosts no more than fifteen guests.
- It provides overnight visitor accommodations.
- It serves food to registered guests only and serves meals at any time, with those prices included in the price of overnight accommodation.
- Lodging and meals are incidental and not the primary function of the agricultural homestay establishment.
- The agricultural homestay establishment is located on the farm and is part of a farm, as defined, and produces agricultural products as its primary source of income.

County agency web sites and staff can answer questions, provide information, and help you meet requirements. Tip: a good working relationship with all agency staff is vital, both during the permit-application process and during later inspections.

Farmstay kitchens are regularly inspected by the county department of environmental health. Agricultural homestays must meet all other applicable state and local regulations and zoning requirements as well. Article 18 of CURFFL addresses the regulations for agricultural homestay establishments; see "Restricted Food Service Transient Occupancy Establishment."

### Public Safety

*Jurisdiction: County*

*Contact: County Fire Agency, Sheriff's Department*

Agricultural operations involving the public must comply with public safety and accessibility regulations such as those concerning emergency-exit access (fire safety) and restroom facilities. There are also local ordinances and codes for fire prevention and safety, including requirements relating to fire extinguishers and on-site water. Contact your local fire agency and sheriff's department to ensure that your activities conform to local ordinances.

## Understanding Environmental Health Regulations

### Water

*Jurisdiction: County*

*Contact: Environmental Health Department*

The county environmental health department reviews agritourism or nature tourism proposals to make sure there is adequate (in terms of quantity and quality) on-site water for visitors.

### Septic Systems

*Jurisdiction: County*

*Contact: Environmental Health Department*

Each county has its own septic standards and usually requires a permit to repair, upgrade, or construct a septic system. If you're starting with a parcel of raw land, you'll need a site evaluation. That evaluation determines the suitability of on-site sewage disposal and the sewage treatment system that best fits your site and soil. If you already have an existing septic system, the environmental health department will evaluate your proposed site for its adequacy to accommodate farm visitors.

To avoid excessive cost and aggravation, it is important you work closely with your county. It is possible that alternate or additional systems are required even if they do not actually seem necessary.

## Understanding Direct-Marketing Regulations

*Jurisdiction: State and County*

*Contact: County Agricultural Commissioner*

### Weights and Measures

If you sell goods directly to the public by weight, then states require that you annually license your scales with the county weights and measures division. This requirement ensures your scales are properly calibrated and have passed inspection.

### Package Labeling

If you package your fresh or processed products, you must attach a label that identifies the product, your business name, address, and net contents in terms of weight or other measure. It is the agricultural commissioner's weights and measures division that enforces this requirement.

### Organic Registration

If you produce and sell organic products in California, the California Organic Foods Act of 2003 requires that you register your enterprise with your county agricultural commissioner. In addition, if you produce or sell an organic product and your gross sales are over \$5,000 annually, you must also be certified by a USDA-accredited organic certifier.

### Farmers' Market Permits

If you operate a booth and sell produce/certifiable agricultural products at a certified farmers' market, you must obtain a Certified Producers Certificate



(CPC) from the county agricultural commissioner where the market resides.

## Understanding Business Regulations

### Fictitious Business Name Statement

*Jurisdiction: State Law*

*Contact: County Recorder's Office*

If you select a business name that includes neither your surname nor another owner's name, you must file a "fictitious business name statement." You can find and file that form at the office of the county clerk or recorder. Your statement then will become a public document, kept on file with others until it expires or you abandon your endeavor. To avoid redundancy with other enterprises, search names already on file as you contemplate the name of your new enterprise. Within 30 days of filing the fictitious business name statement, you must publish it in a newspaper of general circulation within your county. You must do so once each week for 4 successive weeks.

### Business License

*Jurisdiction: County*

*Contact: Tax Collector's Office*

Every person who does business in a California county must hold a California business license. In general, business licenses are issued after you've received clearance from other county departments. To obtain your business license, get an application form from the county tax collector's office. Complete it and submit the application form along with a nonrefundable fee to the county tax collector's office. Your form will go to all county departments for review and approval. Once it's approved, you'll receive a business license in the mail. You must post this license in a conspicuous place on your premises. And you must renew it annually, paying a fee each time you do so.

### Liquor License

*Jurisdiction: State*

*Contact: Department of Alcoholic Beverage Control (ABC)*

There are many kinds of liquor licenses. In California, log onto the Web site of the Department of Alcoholic Beverage Control (<http://www.abc.ca.gov>) for extensive and detailed information and instructions.

Applying for your liquor license requires that you visit the nearest office of the Department of Alcoholic Beverage Control. (See the ABC Web site for office locations.) According to ABC instructions, you must apply in person because "considerable detailed personal information is required, including fingerprints from all individual applicants, managers, and managing officers of applicant corporations. Moreover, it is desirable for an employee of the department to advise all applicants in person of pertinent laws, rules, and regulations."

It will take ABC between 30 and 50 days to issue your license. You can apply for a new license or you can have a license transferred to you by a person or business with an existing license. Licenses must be renewed yearly, and require an annual renewal fee.

### Transient Occupancy Tax

*Jurisdiction: State and County*

*Contact: County Tax Collector*

If you operate an agricultural homestay or farm B&B, you must pay a "transient occupancy tax" (TOT). TOT is a state tax on revenues generated locally from the hotel, motel, and accommodations industry. In many counties and in some incorporated towns, the TOT includes a local tax as well as the state tax. County TOT rates range from 5 to 12 percent of the accommodation fee. Often, county boards of supervisors will use the county TOT funds to support promotional and advertising campaigns organized by the local chamber of commerce or convention and visitors' bureau.

You must collect the TOT from your visitors and remit the funds quarterly to the county tax collector. But first you must register your enterprise with the county tax collector and obtain a "transient occupancy registration certificate." Like your business license, this certificate needs to be displayed conspicuously on your farm or ranch.

### Labor Laws

Labor laws are often the most difficult with which to comply. Because the number of regulations is increasing, it is important you know laws governing migrant labor, minimum wages, workplace safety, and special taxes.

The California Chamber of Commerce ([www.calchamber.com](http://www.calchamber.com)) is a good resource for federal and state labor law information. The U.S. Department of Labor's Office of Small Business Programs helps small businesses comply with rules, regulations, and laws

enforced by the U.S. Department of Labor ([www.dol.gov/dol/osbp](http://www.dol.gov/dol/osbp)) or toll-free at (888) 972-7332. Additionally, the University of California Agricultural Personnel Management Program (<http://apmp.berkeley.edu>) offers information about labor-related topics.

### **Employer Identification Number**

*Jurisdiction: Federal*

*Contact: Internal Revenue Service*

If you hire employees specifically for any of your agritourism enterprises, you must obtain an employer identification number (EIN) and a federal tax identification number. When you send a completed SS-4 form to the IRS, you will register your business with the IRS, the Social Security Administration, and the Department of Labor. And you'll receive a federal tax identification number in the mail.

### **Occupational Health and Safety**

*Jurisdiction: State*

*Contact: Department of Industrial Relations*

Businesses that hire employees must prepare an injury and illness plan. To help you create a safe and healthy workplace, the state offers a no-fee consultation. In California, you might have to obtain certain permits, licenses, and certificates to comply with the state's Health and Safety Standards.

### **Employee State-Tax Registration**

*Jurisdiction: State*

*Contact: Employment Development Department*

Employers must register with the state for employee state-tax issues.

## **Resources**

### **CalGOLD: California Government: On-Line to Desktops Business Permits Made Simple**

This website provides California businesses owners with information on permits, licenses, and other requirements of all levels of government agencies. [http://www.calgold.ca.gov\\_](http://www.calgold.ca.gov_)

### **The California Planners' Book of Lists**

This web site contains contact information for California city and county planning agencies and is updated annually. <http://www.calpin.ca.gov/archives/default.asp>

## **References**

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Rilla, E., and H. George, eds. 2005. Agritourism and nature tourism in California. Oakland: University of California Division of Agriculture and Natural Resources, Publication 3484.

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## Fwd: Response to NOP for TGPA and ZOU from Green Valley Community Alliance

1 message

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**Cheryl McDougal** <gvralliance@gmail.com>  
To: TGPA-ZOU@edcgov.us

Wed, Jul 18, 2012 at 7:50 PM

Shawna,

We had expected to receive an acknowledgement that this email with attachment was received and on record.

Please respond. Thank you.

Cheryl McDougal on behalf of Green Valley Community Alliance

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

From: **Cheryl McDougal** <gvralliance@gmail.com>

Date: Tue, Jul 10, 2012 at 4:42 PM

Subject: Response to NOP for TGPA and ZOU from Green Valley Community Alliance

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



**EDAPAC TGPA ZOU NOP Summary.doc**

78K

# 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- ;-</p> <p><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>





## Fwd: Ag Zoning

1 message

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

Fri, Jul 20, 2012 at 12:32 PM

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

From: **Greg Baiocchi** <greg@baiocchiwines.com>  
 Date: Mon, Jul 16, 2012 at 2:37 PM  
 Subject: Fwd: Ag Zoning  
 To: Shawna Purvines <shawna.purvines@edcgov.us>

Hi Shawna,

Please see attached letter for B.O.C concerning AP zoning. Valarie asked me to forward to you.

Thanks  
 Greg

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

From: "Greg Baiocchi" <greg@baiocchiwines.com>  
 Date: Jul 5, 2012 4:41 PM  
 Subject: Ag Zoning  
 To: "Valerie Zentner" <valeriez@edcfb.com>, "John Zentner" <zentnervineyard@gmail.com>

Hi Valarie,

Please see attached letter for your review, concerning Ap zoning observations.  
 Regards,  
 Greg

[www.baiocchiwines.com](http://www.baiocchiwines.com) <http://twitter.com/#!/foothillwino>

<http://www.facebook.com/pages/Baiocchi-Wines/145389288840338>

**FACE YOUR 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)  
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# 180129

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7/30/12

Edcgov.us Mail - Fwd: Ag Zoning

Thank you.

---

 **APLetter-signed.pdf**  
181K

TO: ZONING ORDINANCE SCOPING PANEL

FROM: BAIOCCHI FAMILY VINEYARDS

SUBJECT: PURPOSED AP ROLL IN

Dear Valarie,

We wanted to share our observations and opinion on the proposed opt in eligibility concerning the T.G.P.A.

Through the scoping meeting, we were informed that AP parcels would be rolled into LA. This denying properties currently performing agriculture, inside of agriculture districts with agriculture zoning the ability to have ranch marketing and in some cases production with out the cost of conditional use permits (CUP).

While eligibility might be granted through the opt in process to RE Zoned parcel to be PA if so desired through the opt in option. These properties who may or may not be Agriculture would then have very exclusive rights with out C.U.P.

While, we are in favor of the opt in process and understand the need to encourage more agriculture where designated. We cannot see the logic to deny current parcel owners who would like to continue or expand their specific agricultural goals.

This AP – LA roll in would seem to go directly against the concept of the opt in program. We would respectfully request that the panel bring such recommendations to the B.O.S so to protect and help the small minority of property owners that should be given fair treatment in order to grow their businesses as Ag Stewards in the community.

Sincerely,

Greg & Sharon Baiocchi

*Greg Baiocchi*



## Fwd: Article 3 Verbal Comments from 7/18/12 BOS Meeting

1 message

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

Fri, Jul 20, 2012 at 12:34 PM

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

From: Rich Stewart <rich\_stewart@abcglobal.net>  
 Date: Wed, Jul 18, 2012 at 10:10 PM  
 Subject: Article 3 Verbal Comments from 7/18/12 BOS Meeting  
 To: Shawna Purvines <shawna.purvines@edcgov.us>

Shawna:

This is a quick summary of my verbal comments (more or less) on Article 3 from today's BOS meeting. I'll summarize all of my comments after the meetings are over. I know I still owe you a summary of my verbal comments from Monday's meeting.

Thanks for all your hard work on this project. It's got to be a monumental effort to keep track of everyone's comments and you are obviously right on top of things—your efficiency shows!

Rich Stewart

### 17.30.060 Ridgeline Development and 30% Slopes

Title says "Ridgeline Development"—I don't see anything regarding ridgeline development. I'm not sure if I'm missing something? I'm not asking to add anything in, but maybe the title should be changed.

In item A.2, under "Purpose and Intent" it says "Provide a process for the county to consider and authorize exemptions in order to allow . . .".

I could not find a section where an exemption process is described. I see exemptions listed in "B", but no process. Is the process in Article 5 or 6? If so, let's add a reference. If not, rewrite A.2 to something like "Provide exemptions in order to allow . . ." or define a process for additional exemptions (the latter would be better).

A similar comment for item A.3, it says "Provide review standards", but I don't really see any review standards in this section. It would be good to provide some.

There needs to be a definition for the term "grading development" used in item B.1. It is not in Article 8 (that I could see) and don't think it will be found in Webster's. The same may apply to "building" or "building development" (I'm not sure which way B.1 should be read).

On 30% slopes I'd like to see an exemption in this section for post hole sized footings for something like a fence or solar panel mountings that might be on a hillside with a slope greater than 30%. An exemption for something like a post hole or footing with a circular diameter of up to 18 inches would be good. Otherwise, I think this section of the ordinance would require a grading permit and a registered civil engineer to put in something with an extremely small footprint. Maybe I'm reading it wrong and a fence or solar panel footing might not be considered a "building or grading development", in which case no exemption is needed since the provisions of the ordinance would not apply.

**17.30.070 Gates**

It states that gates across county maintained roads are prohibited. No exemptions are given in this section.

Does this mean gates currently in-place that violate this requirement will be removed? No exemption is given for this.

- Current example where this requirement has an impact is the proposed Dixon Ranch project that can only be safe if traffic is prohibited from using Aberdeen Lane. The developer is attempting negotiations with residents based on placing an EVA gate across a county maintained road.

- + What does this ordinance mean for this project? Does it kill it?

My suggestion is to add "unless the Director, Commission, or Board finds it necessary to control traffic flow in the area for the purpose of public safety." after the words "shall be prohibited".

**17.31.030 Density Bonus**

17.31.030.B.3 it says ". . .senior citizen; and/or" and then is blank.

I'm not sure if something was left out? The board suggested that the "and/or" is connected with numbers 4, 5, & 6. I'm not sure that is the case. If it is, then they should not be numbered 4, 5, & 6!

My suggestion as to what to add in there is "a development that caters to citizens with disabilities (per ADA or ????.)". This might be a very appropriate addition to this section. I think that the disabled need to be recognized as a special group just like seniors are recognized. People who are blind, in a wheel chair, slight mental impairments, etc. need special types of housing. We should encourage the construction of housing that meets their special needs.

**17.33 Landscaping**

My question is: Does this section apply to a single family residence? Only new ones? Or, all existing and new?

The "Purpose" and "Applicability" sections don't sound like it because they talk of industrial, R&D, commercial, multi-unit, civic, etc.; however, in 17.33.100.A.1 it discusses "new construction landscapes that are homeowner provided". This makes it sound like maybe this entire section applies to everyone.

If so, we should at least allow a homeowner to sign-off on all of the "plans required" instead of having to hire a multitude of professionals and pay thousands of \$. This would be much like an "owner-builder" contracting their own home.

I've heard Supervisor Briggs state that we want to hang out the welcome mat for people considering moving to our county, but it sure doesn't say welcome to El Dorado County when you have to hire engineers, landscape architects, certified water experts, etc. and pay for permits just to do a simple landscaping project or add outdoor lighting to your yard.

Personally, I'd like to see it clearly stated that this section does not apply to single family residents, or only that the water conservation section applies (because of state law)

**17.37.060.A.1 Noise**

It discusses lowering noise limits by 5 dBA for unamplified speech or music.

My question is "Why unamplified?" Unless there is a specific reason for this, I would suggest removing the word "unamplified". Whether a person is playing an instrument or it is coming out of a speaker, it is still noise at a certain level. For example, the way the code reads is that an electric guitar is allowed to be 5 dB louder than an acoustic guitar.

So, I would suggest removing the word "unamplified".

—

Shawna L. Purvines  
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[www.edcgov.us](http://www.edcgov.us)

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# Fwd: 4 Day Zoning Ordinance Update Workshop Recommendations Article 1

1 message

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

Fri, Jul 20, 2012 at 12:37 PM

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

From: **Tara Mccann** <mccannengineering@sbcglobal.net>

Date: Thu, Jul 19, 2012 at 10:45 AM

Subject: 4 Day Zoning Ordinance Update Workshop Recommendations Article 1

To: bosfive@edcgov.us, bosfour@edcgov.us, bostthree@edcgov.us, bosttwo@edcgov.us, bosone@edcgov.us, lou.rain@edcgov.us, planning@edcgov.us, charlene.tim@edcgov.us, kimberly.kerr@edcgov.us, Teri.daly@edcgov.us, roger.trout@edcgov.us, pierra.rivas@edcgov.us, shawna.purvines@edcgov.us, peter.maurer@edcgov.us, edc.cob@edcgov.us

Cc: Cheryl and John McDougal <cheryl.mcdougal@yahoo.com>, Norman & Sue <arowett@pacbell.net>, "John W (IS) Hidahl" <John.Hidahl@ngc.com>, Jeff Haberman <jeff.h@ix.netcom.com>, John & Kelley <bugginu@sbcglobal.net>, Bill Welty <wmwelty@gmail.com>, Paul Raveling <paul.raveling@sierrafoot.org>, Ellison Rumsey <aerumsey@sbcglobal.net>, Kitty & Rich Stewart <kitty\_and\_rich@sbcglobal.net>, Rich Stewart <rich\_stewart@sbcglobal.net>, Dave and Susan Comstock <dandscomstock@comcast.net>, alex lebeaux <alabeaux@yahoo.com>, paul gratt <psgratt@aol.com>, soldbytami@gmail.com, Sanjay Varshney <varshney@saclink.csus.edu>, claire labeaux <claire\_labeaux@yahoo.com>, sharonschei@sbcglobal.net, Doreen Barton <dkbarton@pacbell.net>, tccronin66@yahoo.com, Kala & Growri Kowtha <kkowtha@yahoo.com>, readyssetgo@pacbell.net, Ron Mikulaco <ron@gotmik.com>

## 4 Day Zoning Ordinance Workshop July 16 - July 20, 2012 COMMENTS AND RECOMMENDATIONS ARTICLE 1

### 1. 17.10.020 D Where an inconsistency exists between General Plan and Zoning General Plan shall govern.

The overriding flaw of this newly created 462 pg draft Zoning Ordinance Update is it calls for unilaterally changing all "inconsistent" zoning to be consistent with the 2004 General Plan that was expanded to broaden the Community Regions without site specific land use analysis. Many existing land uses in the Community Regions are not compatible to high density as defined in the General Plan as the desire to locate the highest intensity densities. This would put these areas of highest intensity densities, bordering existing rural, low density residential, next to senior housing and agriculture. This would significantly and irrevocably impact many existing land uses in the Community Regions. In attending many local meetings the overriding recommendation from residents of the Community Region of El Dorado Hills is to change this definition of the Community Region to High Density areas designated for reasonable smart growth where the test of Compatibility and Mitigable Impacts can be met. Do not assume all zoning should be changed to meet the designation of High Density with a definition of "the desire to place highest intensity densities". A broad brush planning approach to the Community Region to push highest intensity densities into so the remainder of the County can remain rural would be legally inequitable and burdensome for the areas defined as Community Regions. The community Region should not be blanketed with generalized planning language as high density identified to absorb highest intensity density's. This is extremely problematic and could easily lead to Class Action Lawsuit as in doing this broad brush approach cumulative impacts and incompatibility were not considered in the 2004 General Plan.

**Recommendations from residents of El Dorado Hills ( Community Region ) :** We want this changed to state if Zoning and General Plan are inconsistent the compatibility and cumulative impacts must be evaluated for each parcel. If high density is non compatible with existing land uses and/ or significant non- mitigable impacts exist the Zoning should not be changed, the General Plan Designation should be changed.

### 2. 17.12.10 A Official Zones

180131

Recommendation: We want El Dorado Hills to be analyzed for a Community Plan as Madera is. This could be one



**Recommendation:** we want EI DORADO HILLS to be analyzed for a Community Plan as Meyers is. This could be one of the mechanisms of dealing with inconsistency of the zoning where the General Plan was expanded to broaden the Community Region (High Density designation) back in 2004 and caused the zoning to then be incompatible. Create an El Dorado Hills Community Plan and work with El Dorado Hills Area Planning Advisory committee, EDAC, Business Alliances and other interested community members to establish zoning compatibility with existing uses and consider cumulative impacts.

### 3. 17.12.010 B Minimum Lot Size Designation

Only gives two choice for residential

"R1" for 6000 sf (approx. 6 lots per acre)

"R20K" 20000sf (approx. 2 lots per acre)

These should not be the only two option for residential.

**Recommendation:** We want a broader range such as to allow minimum lot size of 3 per acre and possibly 4 per acre. 6 per acre is rarely compatible or non significantly impacting in the Community Regions of El Dorado County.

### 4. 17.12.010 D

El Dorado Hills may benefit from designation as Design Review Community (DC).

**Recommendation:** Analyze El Dorado Hills as a formalized Design Review Community.

Tara Mccann, P.E.

-

Shawna L. Purvines  
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## 4 Day Zoning Ordinance Workshop July 16 - July 20, 2012 COMMENTS AND RECOMMENDATIONS

### Article 1

1. 17.10.020 D Where an inconsistency exists between General Plan and Zoning General Plan shall govern.

The newly created 462 pg draft Zoning Ordinance Update calls for unilaterally changing all "inconsistent" zoning to be consistent with the 2004 General Plan that expanded the Community Regions without site specific land use analysis. Many existing land uses in the Community Regions are not compatible to high density as defined in the General Plan "as the desire to locate the highest intensity densities". This would put these areas of highest intensity densities, bordering existing rural, low density residential, next to senior housing and agriculture. This would significantly and irrevocably impact many existing land uses in the Community Regions. In attending many local meetings the overriding recommendation from residents of the Community Region of El Dorado Hills is to change this definition of the Community Region to High Density areas designated for reasonable smart growth where the test of Compatibility and Mitigable Impacts can be met, where necessary infrastructure can be provided and at occupancy public safety are conditioned by the County for the developer to complete prior to occupancy permits issued.. A broad brush planning approach for the Community Region to push highest intensity densities into so the remainder of the County can remain rural would be legally inequitable and burdensome for the areas defined as Community Regions. The Community Region should not be blanketed with generalized planning language as high density identified to absorb highest intensity density's. The 2004 General Plan lacks the full analysis of impacts to existing lands in the Community Region, the Environmental cumulative Impacts and the Infrastructure Impacts for making this general designation. At this time County is stating they don't have the money needed for the traffic infrastructure required by some of these large proposed projects yet they want the Community Regions to absorb highest intensity density's and in some areas clustered so the impacts are magnified in a smaller area. This is extremely problematic and could easily lead to Class Action Lawsuit as in doing this broad brush approach as cumulative impacts and incompatibility were not considered in the 2004 General Plan.

**Recommendations from residents of El Dorado Hills (Community Region) :** We request this changed to state if Zoning and General Plan are inconsistent the compatibility and cumulative impacts must be evaluated for each parcel. If high density is not compatible with existing land uses and/ or significant non- mitigable impacts exist the Zoning should not be changed, the General Plan Designation should be changed. We want the Board of Supervisors and the Planning Commission to work with the local Area Planning Advisory Committees in each area to evaluate the rezoning of existing land uses to be consistent with the General Plan based on compatibility of adjacent and adjoining uses, environmental impacts, degree of mitigation and quantity of mitigations required, degree of the change to Community Identity to come up with reasonable and equitable Zoning Designations not a unilateral " desire of areas for highest intensity densities". This should be done by doing a thorough Environmental

Impact Report analyzing all parcels in the Community Region for acceptability as areas of highest intensity densities, based on all impacts, compatibility with existing land uses and available and timely public resources and infrastructure, not a blanket statement that will be added to a 10 or 20 year Capital Improvement Program. There should be project specific timelines of needed infrastructure and services before a project defined to satisfy highest intensity densities is approved. All projects in the Community Regions will have very different and specific needs to offsite infrastructure and a blanket condition of satisfying them by putting them in a 10 or 20 year Capital Improvement Program does not address a quantitative way to evaluate when those improvements are critical and needed. It is my opinion that the Traffic Impact Analysis required for a project are not adequately dealing with this as the ones I have reviewed site the Significant Impact but state it is mitigated by putting it in a 10 year Capital Improvement Program. Some of these traffic improvements must be done at occupancy or public safety would be a significant issue. We request a method of identifying quantitatively the needs of a projects and staging those needs to realistic and appropriate timelines and volume triggers for the area. We request the options of Zones Designations in the Community Regions be expanded for more options ranges of minimum lot sizes for the R1 designation not just two options of "R1" for 6000 sf (approx. 6 lots per acre) and "R20K" 20000sf (approx. 2 lots per acre).

## 2. 17.12.10 A Official Zones

**Recommendation:** We want El Dorado Hills to be analyzed for a Community Plan as Meyers is. This could be one of the mechanisms of dealing with inconsistency of the zoning where the General Plan was expanded to broaden the Community Region (High Density designation) back in 2004 and caused the zoning to then be incompatible. Create an El Dorado Hills Community Plan and work with El Dorado Hills Area Planning Advisory committee, EDAC, Business Alliances and other interested community members to establish zoning compatibility with existing uses and consider cumulative impacts.

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El Dorado Hills may benefit from designation as Design Review Community (DC).

**Recommendation:** Analyze El Dorado Hills as a formalized Design Review Community.

Tara Mccann, P.E.