

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

OCTOBER 1, 2012 through OCTOBER 31, 2012



**Fwd: APN 090-230-11-100**

1 message

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

Wed, Oct 3, 2012 at 1:37 PM

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

From: **Kathryn Tyler** <kathryn.tyler@edcgov.us>  
Date: Wed, Oct 3, 2012 at 1:29 PM  
Subject: APN 090-230-11-100  
To: Shawna Purvines <shawna.purvines@edcgov.us>  
Cc: tylerprospecting@gmail.com

Shawna,

We are still concerned about having our 20 + acres zoned RL as the description that I have attached along with our letter states that the minimum number of acres shall be in the following increments: 20, 40, 80, and 160. We would like to remain RE 10 on our 20 + acres. We want the option to split our property someday and believe this makes our property more valuable.

If we are mistaken, please explain. Also, did you find out why you only have us owning 11 acres?

Thank you for your time.

Kathryn Tyler  
Deputy Clerk  
EDC Board of Supervisors

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Thank you.

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

200153

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Thank you.

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 **Zoning.pdf**  
246K

March 8, 2012

Development Services Department  
Attn: Lillian MacLeod, Senior Planner  
2850 Fairlane Court  
Placerville, CA 95667

Dear Ms. MacLeod:

Thank you for your notification of proposed zone changes. I am deeply concerned with your proposed zone changes for our property, APN: 090- 230-11-100. Your notification letter states that our property is currently zoned Residential Agriculture (RA). According to my records and El Dorado County (Update Multiple Zoning Designations 3/16/04), which I have provided for you along with this response, only 20% of our parcel (4.054 acres) is zoned (RA). The balance, 16.216 acres which is 80% of our land is zoned (RE-10). As well, consider the 21 other parcels within a ¼ mile of our parcel, 2/3rds of which are 10 acres or less and zoned accordingly. Given these facts, your proposal to place our property into a Rural Lands designation is not acceptable. Also not acceptable is your alternative to place our property in a Limited Agriculture (LA) designation. There should be no problem with the (RE-10) designation as it is already 80% classified as such and this is consistent with the majority of parcels in the area. Your continued cooperation with resolving this zoning issue on our property would be appreciated. Thank you for your consideration. Your prompt response is requested concerning this matter.

Regards,

Steve and Kathy Tyler  
5601 Bumper Road  
El Dorado, CA. 9562  
530-677-6311

cc: James R. Sweeney, Dist 3 Supervisor

# DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

<http://www.edcgov.us/devservices>



**PLACERVILLE OFFICE:**  
2850 FAIRLANE COURT PLACERVILLE, CA 95667  
BUILDING (530) 621-5315 / (530) 622-1708 FAX  
[bdgdept@edcgov.us](mailto:bdgdept@edcgov.us)  
PLANNING (530) 621-5355 / (530) 642-0508 FAX  
[planning@edcgov.us](mailto:planning@edcgov.us)

**LAKE TAHOE OFFICE:**  
3368 LAKE TAHOE BLVD. SUITE 302  
SOUTH LAKE TAHOE, CA 96150  
(530) 573-3330  
(530) 542-9082 FAX  
[tahoebuild@edcgov.us](mailto:tahoebuild@edcgov.us)

March 5, 2012

09023011 6

TYLER STEVAN C  
5601 BUMPER RD  
EL DORADO, CA 95623

Dear Property Owner:

The County is currently in the process of updating the Zoning Ordinance to be consistent with the adopted 2004 General Plan. As part of this process, the County is updating the zoning maps, which may require a zone change on certain lots to either bring them into conformity with their General Plan land use designation or as replacement for an obsolete zone.

Your lot is currently zoned Residential Agriculture (RA) and is being proposed for a zone change to Rural Lands (RL). On some lots meeting certain criteria, the County is providing an agricultural zone option. Your lot is one of these and the optional zone that you may consider is Limited Agriculture (LA) with a lot size designator of 20, 40, 80, or 160 acres depending on the General Plan designation and the existing lot size. This zone will allow you certain agricultural uses by right as well as "right to farm" and buffering protections under the Zoning Ordinance. We recommend you review the differences between the uses and development standards of the proposed and optional zones by going to the Comparison Matrix at the "Opt-in" page on our website at: <http://edcgov.us/DevServices/Planning>. If you do not have access to the internet, you can come into Building C at our Placerville address above and view a copy.

If you wish to have the optional zone considered for your property, please respond to me no later than March 19, 2012 by circling the optional zone in this letter, making a copy for your records, and mailing it back to my attention at the Placerville address above or by fax to (530)642-0508. All optional zone choices will be evaluated for potential conflicts with surrounding land uses. Thank you in advance for your timely response to this matter.

Sincerely,

Lillian MacLeod, Senior Planner  
[lillian.macleod@edcgov.us](mailto:lillian.macleod@edcgov.us)  
(530) 621-6583

1900 AG ZONE OPT IN ORDLES  
RURAL LAND USE DESIGNATION  
1CF EIR.  
TONES & STORIES

Tyler

<p><i>El Dorado County Planning Services</i></p>	<p>Use the <b>Back</b> button to return to the previous page Use the <b>Print</b> button to print this page</p>
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**Assessor's Parcel Number: 090-230-11**

**PROPERTY INFORMATION:**

STATUS	JURISDICTION	TAX RATE	LEGAL DESCRIPTION	ACREAGE
Active	County	54 - 85	PM 4/151/1	20.27

**ZONING INFORMATION:**

ZONING DESIGNATION	DESIGN CONTROL	PLANNED DEVELOPMENT	OTHER OVERLAYS
RA-40	2070		
RE-10	8070		

**2004 LAND USE INFORMATION (See Note #1 below):**

LAND USE DES.	AG DIST.	ECOLOGICAL PRESERVES	IMPORTANT BIOLOGICAL RESOURCES	MINERAL RESOURCES	PLATTED LANDS	COMMUNITY REGIONS	RURAL CENTERS	SPECIFIC PLANS	SPECIAL DISTRICTS	ADOPTED PLAN NAME
RR			IBC							

**AIRPORT SAFETY ZONE(S):**

SAFETY ZONE	AIRPORT NAME
0	Not Applicable

**DISTRICTS:**

FIRE	SCHOOL	WATER
DIA SPRINGS/EL DORADO FPD	BUCKEYE UNION	UNASSIGNED

**FLOOD ZONE INFORMATION (See Note #2 below):**

FIRM PANEL NUMBER & REVISION	PANEL REVISION DATE	FLOOD ZONE	FLOOD ZONE BUFFER	FLOODWAY	NOTES
06017C0750E	09/26/2008	X			

**MISCELLANEOUS DATA:**

SUPERVISORIAL DISTRICT	CENSUS TRACT	TRAFFIC ANALYSIS ZONE	RARE PLANT MITIGATION AREA	MISSOURI FLAT MC&FP
2 RAY NUTTING	315.03	304	1	No

## PROPOSED AGRICULTURAL ZONES UNDER THE PUBLIC REVIEW DRAFT ZONING ORDINANCE

The purpose of the individual Agricultural and Resource zones and the manner in which they are applied is as follows:

- 1. Planned Agricultural (PA).** The PA, Planned Agricultural Zone, is intended to regulate and promote the development of agricultural enterprises and land uses whether encumbered by a farmland conservation contract or not. This zone shall be utilized to identify those lands most capable of supporting horticulture, aquaculture, ranching, and grazing, based on existing land use, soil type, water availability, topography, and similar factors. Agricultural enterprise is intended to be the primary use of these lands, but compatible commercial uses, as summarized in the table below, may also be permitted in compliance with the provisions of this Chapter. Minimum lot size designators shall be applied to this zone based on commodity type, soil type, surrounding land use pattern, and other appropriate factors. The designator shall represent the number of acres and shall be in the following increments: 10, 20, 40, 80, and 160.
- 2. Limited Agricultural (LA).** The LA, Limited Agricultural Zone, is intended to identify, regulate, and promote the development of agricultural enterprises and land uses, whether encumbered by a farmland conservation contract or not. This zone shall be utilized to identify those lands most capable of supporting horticulture, aquaculture, ranching, and grazing, based on existing land use, soil type, water availability, topography, and similar factors. The LA zone is distinguished from the PA zone in that it provides limited opportunities for ranch marketing and commercial winery uses. Minimum lot size designators shall be applied to this zone based on commodity type, soil type, surrounding land use pattern, and other appropriate factors. The designator shall represent the number of acres and shall be in the following increments: 10, 20, 40, 80, and 160.
- 3. Rural Lands (RL).** The RL, Rural Lands Zone, is intended to identify those lands that are suitable for limited residential development based on topography, access, groundwater or septic capability, and other infrastructural requirements. This zone is intended to recognize that resource-based industries in the vicinity may impact residential uses. Commercial support activities that are compatible with the available infrastructure may be allowed within this zone to serve the surrounding rural and agricultural communities. For special setback purposes, the RL zone is not considered to be an agricultural or timber zone. Minimum lot size designators shall be applied to this zone based on the constraints of the site, surrounding land use pattern, and other appropriate factors. The designator shall represent the minimum number of acres and shall be in the following increments: 20, 40, 80, and 160.

PROPOSED RESIDENTIAL ZONE UNDER THE  
PUBLIC REVIEW DRAFT ZONING ORDINANCE

The purpose of the Residential Estate zone and the manner in which it is applied is as follows:

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





# Fwd: Requested Zoning

1 message

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

Mon, Oct 8, 2012 at 2:39 PM

Thank you Larry,

Shawna

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

From: **ardor** <ardor@innercite.com>  
Date: Fri, Oct 5, 2012 at 2:35 PM  
Subject: Requested Zoning  
To: Shawna Purvines <shawna.purvines@edcgov.us>

Shawna:

As you requested please find attached the spreadsheet I used for the requested zoning change as part of the zoning update for your use.

Larry Ito

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

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**County Rezoning.xlsx**  
32K

# 200155

Project Description	APN No.	Current Land Use	Current Zoning	Requested Zoning	APN Acreage
McCarthy	087-030-03	Rural Res 1DU/10 to 160 AC	RA-40Ac	RL-40	81.12
McCarthy	087-030-10	Rural Res 1DU/10 to 160 AC	RA-40Ac	RL-40	123.44
McCarthy	087-030-12	Rural Res 1DU/10 to 160 AC	RA-40Ac	RL-40	60
McCarthy	087-050-01	Rural Res 1DU/10 to 160 AC	RA-40Ac	RL-40	262.9
McCarthy	087-070-04	Rural Res 1DU/10 to 160 AC	RA-40Ac	RL-10	13.06
					540.52

                     Note: A County letter was not provided for this APN

Project Description	APN No.	Current Land Use	Current Zoning	Requested Zoning	
Dunlap Ranch	087-070-07	Rural Res 1DU/10 to 160 AC	RA-80Ac	RL-40Ac	119
Dunlap Ranch	087-010-21	Rural Res 1DU/10 to 160 AC	RA-80Ac	RL-40Ac	71.12
Dunlap Ranch	117-020-10	Rural Res 1DU/10 to 160 AC	RA-80Ac	RL-80Ac	536
Dunlap Ranch	117-020-17	Rural Res 1DU/10 to 160 AC	RA-40 and RA 80 Ac	RL-40 and RL 80 Ac	228.75
Dunlap Ranch	117-020-18	Rural Res 1DU/10 to 160 AC	RA-80 Ac	RL-10Ac	12.43
					967.3

Project Description	APN No.	Current Land Use	Current Zoning	Requested Zoning		
El Dorado Ranch	091-010-009	RR 1DU/ 10-160 AC	RA-40	RL-40	160	
El Dorado Ranch	091-010-012	RR 1DU/ 10-160 AC	RA-40	RL-40	80	
El Dorado Ranch	091-010-013	RR 1DU/ 10-160 AC	RA-40	RL-40	40	
El Dorado Ranch	091-010-049	RR 1DU/ 10-160 AC	RA-40	RL-40	80	
El Dorado Ranch	091-010-050	RR 1DU/ 10-160 AC	RA-40	RL-40	230	
El Dorado Ranch	091-010-051	RR 1DU/ 10-160 AC	RA-40	RL-10	6	
El Dorado Ranch	091-010-052	RR 1DU/ 10-160 AC	RA-40	RL-10	4	
El Dorado Ranch	091-010-053	RR 1DU/ 10-160 AC	RA-40	RL-40	40	
El Dorado Ranch	091-010-054	RR 1DU/ 10-160 AC	RA-40	RL-40	40	
El Dorado Ranch	091-010-055	RR 1DU/ 10-160 AC	RA-40	RL-40	40	
El Dorado Ranch	091-010-056	RR 1DU/ 10-160 AC	RA-40	RL-40	160	
El Dorado Ranch	091-020-18	RR 1DU/ 10-160 AC	RA-40	RL-40	40	
BLM land?	091-020-37	RR 1DU/ 10-160 AC	RA-40	RL-40		21.95
El Dorado Ranch	091-020-38	RR 1DU/ 10-160 AC	RA-40	RL-40	100	
El Dorado Ranch	091-020-39	RR 1DU/ 10-160 AC	RA-40	RL-40	150.66	
El Dorado Ranch	091-020-41	RR 1DU/ 10-160 AC	RA-40	RL-40	79.95	
El Dorado Ranch	091-020-42	RR 1DU/ 10-160 AC	RA-40	RL-40	40	
El Dorado Ranch	091-020-43	RR 1DU/ 10-160 AC	RA-40	RL-40	158.09	
El Dorado Ranch	091-020-44	RR 1DU/ 10-160 AC	RA-40	RL-40	80	
El Dorado Ranch	091-020-45	RR 1DU/ 10-160 AC	RA-40	RL-40	40	
El Dorado Ranch	091-020-46	RR 1DU/ 10-160 AC	RA-40	RL-40	120	
El Dorado Ranch	091-020-48	RR 1DU/ 10-160 AC	RA-40 & RA-80	RL-40 & RL-80		120
El Dorado Ranch	091-020-49	RR 1DU/ 10-160 AC	RA-40	RL-40	160	
El Dorado Ranch	091-020-50	RR 1DU/ 10-160 AC	RA-40	RL-40	160	
El Dorado Ranch	091-020-51	RR 1DU/ 10-160 AC	RA-40	RL-40	160	
El Dorado Ranch	091-020-52	RR 1DU/ 10-160 AC	RA-40	RL-40	80	
El Dorado Ranch	091-020-53	RR 1DU/ 10-160 AC	RA-40	RL-40	80	
El Dorado Ranch	091-020-54	RR 1DU/ 10-160 AC	RA-40 & RA-80	RL-40 & RL-80		160
El Dorado Ranch	091-020-55	RR 1DU/ 10-160 AC	RA-40	RL-40		80
El Dorado Ranch	091-020-57	RR 1DU/ 10-160 AC	RA-40	RL-40	160	
El Dorado Ranch	091-020-59	RR 1DU/ 10-160 AC	RA-40	RL-40	68.6	
	Note: A County letter was not provided for this APN					

Project Description	APN No.	Current Land Use	Current Zoning	Requested Zoning		
El Dorado Ranch	091-030-12	RR 1DU/ 10-160 AC	RA-40 & RA-80	RL-40 & RL-80		75.57
El Dorado Ranch	091-030-16	RR 1DU/ 10-160 AC	RA-80	RL-40		35.42
El Dorado Ranch	091-030-22	RR 1DU/ 10-160 AC	RA-80		160	
El Dorado Ranch	091-030-23	RR 1DU/ 10-160 AC	RA-40 & RA-80	RL-40 & RL-80		71.8
El Dorado Ranch	091-030-24	RR 1DU/ 10-160 AC	RA-80	RL-80		80
El Dorado Ranch	091-030-27	RR 1DU/ 10-160 AC	RA-80	RL-80		160
El Dorado Ranch	091-030-28	RR 1DU/ 10-160 AC	RA-80	RL-80		130.99
El Dorado Ranch	091-030-29	RR 1DU/ 10-160 AC	RA-80	RL-20	20	
El Dorado Ranch	091-030-30	RR 1DU/ 10-160 AC	RA-80	RL-80	160	
El Dorado Ranch	091-030-31	RR 1DU/ 10-160 AC	RA-80	RL-80	80	
El Dorado Ranch	091-030-32	RR 1DU/ 10-160 AC	RA-80	RL-80		80
El Dorado Ranch	091-030-33	RR 1DU/ 10-160 AC	RA-80	RL-80		80
El Dorado Ranch	091-030-34	RR 1DU/ 10-160 AC	RA-80	RL-80	120	
El Dorado Ranch	091-030-35	RR 1DU/ 10-160 AC	RA-80	RL-40	40	
El Dorado Ranch	091-030-36	RR 1DU/ 10-160 AC	RA-80			120
El Dorado Ranch	091-030-37	RR 1DU/ 10-160 AC	RA-80	RL-80	160	
El Dorado Ranch	091-030-38	RR 1DU/ 10-160 AC	RA-80	RL-80	80	
El Dorado Ranch	091-030-39	RR 1DU/ 10-160 AC	RA-80	RL-80	140	
El Dorado Ranch	091-030-40	RR 1DU/ 10-160 AC	RA-80	RL-20	20	
El Dorado Ranch	091-030-41	RR 1DU/ 10-160 AC	RA-80			160
El Dorado Ranch	091-030-42	RR 1DU/ 10-160 AC	RA-80	RL-40	40	
El Dorado Ranch	091-030-43	RR 1DU/ 10-160 AC	RA-80	RL-40	40	
El Dorado Ranch	091-030-44	RR 1DU/ 10-160 AC	RA-80			40
El Dorado Ranch	091-030-45	RR 1DU/ 10-160 AC	RA-80	RL-40	40	
El Dorado Ranch	092-021-01	RR 1DU/ 10-160 AC	RA-40	RL-40		160
El Dorado Ranch	092-030-04	RR 1DU/ 10-160 AC	RA-40	RL-40	160	
El Dorado Ranch	092-030-88	RR 1DU/ 10-160 AC	RA-40	RL-40	40	
El Dorado Ranch	092-030-89	RR 1DU/ 10-160 AC	RA-40	RL-40	159	
El Dorado Ranch	092-030-90	RR 1DU/ 10-160 AC	RA-40	RL-10	18.92	
El Dorado Ranch	092-030-91	RR 1DU/ 10-160 AC	RA-40	RL-20	22.6	
El Dorado Ranch	092-030-92	RR 1DU/ 10-160 AC	RA-40	RL-40	159.13	
	Note: A County letter was not provided for this APN					

Project Description	APN No.	Current Land Use	Current Zoning	Requested Zoning		
El Dorado Ranch	092-040-44	NR 3000'<- 1DU/40 AC	RA-80	RL-80		20
El Dorado Ranch	092-040-58	RR 1DU/ 10-160 AC	RA-80	RL-80	160	
El Dorado Ranch	092-040-59	RR 1DU/ 10-160 AC	RA-40	RL-20	35.17	
El Dorado Ranch	092-040-60	RR 1DU/ 10-160 AC	RA-40	RL-40	160	
El Dorado Ranch	092-040-61	RR 1DU/ 10-160 AC	RA-40	RL-40		120
El Dorado Ranch	092-040-62	RR 1DU/ 10-160 AC	RA-40	RL-40	120	
El Dorado Ranch	092-040-63	NR 3000'<- 1DU/40 AC	RA-80	RL-80		60
El Dorado Ranch	092-040-64	NR 3000'<- 1DU/40 AC	RA-80	RL-40		40
El Dorado Ranch	092-040-65	NR 3000'<- 1DU/40 AC	RA-80	RL-80		56.5
El Dorado Ranch	092-040-66	NR 3000'<- 1DU/40 AC	RA-80	RL-80		120
El Dorado Ranch	092-040-67	NR 3000'<- 1DU/40 AC	RA-80	RL-20		30
El Dorado Ranch	092-040-68	NR 3000'<- 1DU/40 AC	RA-80	RL-20		28
El Dorado Ranch	092-040-70	RR 1DU/ 10-160 AC	RA-80	RL-80	160	
El Dorado Ranch	092-040-71	RR 1DU/ 10-160 AC	RA-80	RL-80	160	
El Dorado Ranch	092-040-73	RR 1DU/ 10-160 AC	RA-40	RL-40		115.32
El Dorado Ranch	092-040-74	RR 1DU/ 10-160 AC	RA-40	RL-40		40
El Dorado Ranch	092-040-75	RR 1DU/ 10-160 AC	RA-40	RL-40	40	
El Dorado Ranch	092-050-07	NR 3000'<- 1DU/40 AC	RA-80	RL-80		160
El Dorado Ranch	092-050-08	NR 3000'<- 1DU/40 AC	RA-80	RL-80		80
El Dorado Ranch	092-050-09	NR 3000'<- 1DU/40 AC	RA-80	RL-80		135
El Dorado Ranch	092-050-10	NR 3000'<- 1DU/40 AC	RA-80	RL-80		160
					5052.12	2740.55

Note: A County letter was not provided for this APN

7792.67

Project Description	APN No.	Current Land Use	Current Zoning	Requested Zoning	
Merten	117-020-05	AL 1DU/20 Ac.	Exclusive Ag	PA-20	286.7



Note: A County letter was not provided for this APN, also these APN's are no longer in the Williamson Act.

Project Description	APN No.	Current Land Use	Current Zoning	Requested Zoning	
Regas	087-010-17	AL 1DU/20 Ac.	Exclusive Ag	PA-40	228.1
Regas	087-010-18	AL 1DU/20 Ac.	Exclusive Ag	PA-40	40
Regas	087-030-67	AL 1DU/20 Ac.	Exclusive Ag	PA-80	120.72
Regas	087-070-05	AL 1DU/20 Ac.	Exclusive Ag and RA-40 Ac	PA-80/RL-40	173.86
Regas	087-070-06	AL 1DU/20 Ac.	Exclusive Ag	PA-160	370.91
Regas	117-020-12	AL 1DU/20 Ac.	Exclusive Ag	PA-160	168
					1101.59

Note: A County letter was not provided for this APN, also these APN's are no longer in the Williamson Act.



Project Description	APN No.	Current Land Use	Current Zoning	Requested Zoning	
Deer Creek	118-110-02	RR 1DU/ 10-160 AC	RA-40 Ac	RL-10Ac	231.05
Deer Creek	118-110-03	RR 1DU/ 10-160 AC	RA-40 Ac	RL-10Ac	376.82
					607.87

                     Note: A County letter was not provided for these APN's



# Re: Zoning Code Update

1 message

**Shawna Purvines** <shawna.purvines@edcgov.us>  
To: Jim Gillum <jim@gillumco.com>  
Cc: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

Tue, Oct 16, 2012 at 2:57 PM

Thanks Jim

Shawna Purvines

On Tue, Oct 16, 2012 at 2:48 PM, Jim Gillum <jim@gillumco.com> wrote:

Shawna,

I appreciated the prompt reply to my phone message and that you took the time to go through the Zoning matrix for the R&D with me. With regard to the Winery use, I would greatly appreciate you making the clarification that the footnote was intended to indicate that the requirement within winery ordinance to have 5 acres of vineyards onsite is not applicable, but that you did contemplate the ancillary uses such as tasting rooms to be allowed.

I will pass along the message that this is the last crack at the ZC and that the review and comment on the design standards is also welcome.

Regards,

Jim Gillum

1632 Weinreich Court  
Folsom, CA 95630-7314  
jim@gillumco.com  
(916) 388-8900 Office  
(916) 730-3308 Mobile  
(916) 388-9889 Fax

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

# 200156

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12-0837 8A 18 of 65

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Thank you.




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**Re: Fw: revised NOP - Comments**

1 message

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

Wed, Oct 31, 2012 at 8:28 PM

Hi Tara,

Just wanted to confirm that I received your e-mail below.

Thanks  
 Shawna

On Wed, Oct 31, 2012 at 4:47 PM, Tara Mccann &lt;mccannengineering@sbcglobal.net&gt; wrote:

Shawna,  
 Can you confirm my comments were recieved.  
 Thanks,  
 Tara

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

**From:** Tara Mccann <mccannengineering@sbcglobal.net>  
**To:** dave.pratt@edcgov.us; walter.mathews@edcgov.us;  
 tom.heflin@edcgov.us; lou.rain@edcgov.us; brian.shinault@edcgov.us;  
 TGPA-ZOU@edcgov.us; bosfive@edcgov.us; bosfour@edcgov.us;  
 bosthree@edcgov.us; bostwo@edcgov.us; bosone@edcgov.us  
**Cc:** arowett@pacbell.net; Bill Welty <wmwelty@gmail.com>; John  
 Raslear <jjrazz@sbcglobal.net>; John Raslear <jjrazz@sbcglobal.net>;  
 john razz <edhapac.m36c5q@wiggimail.com>; John W (IS) Hidahl  
 <John.Hidahl@ngc.com>; Ellison Rumsey <aerumsey@sbcglobal.net>;  
 Cheryl McDougal <cheryl\_mcdougal@yahoo.com>; GreenValley  
 Community <gvralliance@gmail.com>; Dave and Susan Comstock  
 <dandscomstock@comcast.net>; Mary & Ollie Bollman  
 <mbohlman@sbcglobal.net>; Kathy Brill <kbrill2003@yahoo.com>; paul  
 gratt <psgratt@aol.com>; Paul Raveling <paul.raveling@sierrafoot.org>;  
 Paul Sayegh <paul@sayegh.org>; claire labeaux  
 <claire\_labeaux@yahoo.com>; mccannengineering@sbcgloabl.net; Jeff  
 Haberman <jeff.h@ix.netcom.com>

**Sent:** Wed, October 31, 2012 2:39:54 PM

**Subject:** revised NOP - Comments

Comments submitted for the 2nd revision of the NOP - TGPA/ZOU

**El Dorado Hills Community Design and Identity Plan:** I ask the County to include the analysis of an "El Dorado Hills Plan" in the NOP and ultimately in the Draft EIR. A large group of residents and interests have expressed a desire and need to formally work with the County on development of the "Plan". 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.

El Dorado Hills residents have valid concerns over the many high density projects that premised on outdated traffic counts although they may have met the definition for base year it can be shown they some did not consider cumulative impacts and cumulative traffic data. Back in 2004 the Community Regions were expanded especially in El Dorado Hills and these areas were identified as high density designations although the zoning was not updated then. The Western Slope has changed dramatically since the 1996 assumptions and although updates were made they did not update the Traffic Circulation Element and assumptions for those identifications are not current.

There are significant Traffic Circulation Impacts and Issues that have not been worked out. Yes the General Plan states that they want El Dorado Hills out of all of El Dorado County to absorb the high densities to support the County's Growth but are not committing the transportation infrastructure to support this growth.

We need responsible and sustainable infrastructure that does not unduely put the burden of growth and traffic congestion on El Dorado Hills and Cameron Park as well as significant corridors. Project applications are being processed by the County requesting rezoning from low density, medium density and agriculture into high density subdivisions without adequate transportation infrastructure. Many of the Transportation Circulation Element changes are reducing standards not improving them.

The Traffic Model Update needs to address these land use designations that are to be left as current assumptions yet be a model for the General Plan Update to Teir high density projects off of that now are proposed to have dramatically different zoning that those original assumptions.

The County needs to do a thorough and fair analysis of the individual "zoning inconsistencies" that were created by the expansion of the Community Regions in the last General Plan and not just blanket rezone so they can say they are now consistent with land use designations. That would make these re-zones now incompatible with existing densities and land uses that surround or adjoin

them. It has been shown that the unilateral rezoning to bring up to teh 2004 General Plan land use designations will not meet current Transportation Circulation Element and Land Development Manual Policy. So the County is undertaking modifying the Transportaion Element to allow a reduction in standards and requirements of various TC sections. There has been no public hearing on significant Land Use Development Manual changes and the extensive amount of Transportation Circulation Elements being changed. As I have asked before how does this not even quality for the County to do a full blown Transportation Circulation Element Update? I think I've been heard Thank You for recognizing the significance in doing a Transportation Element Update.

I believe there is a large contingency in EL Dorado Hills among all interests to 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, economic viability and sustainable design standards. A "Community Plan" would be a good mechanism for dealing with the site specific/community specific issues that are not addressed in a global policy document such as the General Plan.

**Transportation Element Update:** One of the major revisions that I see in this second round of the NOP is the County has recognized the major changes to the Transportation Element requires a Transportation Element Update and for the first time they are public stating a Transportation Element Update in the TGPA/ZOU process. For over a year now I have been stating to the County that the significant changes being made to the Transportation Element require a Transportation Element Update. The CAO argued that it was just a programmatic update and changes were minor. Call it what you will this is a General Plan Update with

12-0837 8A 21 of 65

significant changes being made to the Transportation Element that will drastically impact the Community Regions. Now the County has finally come out and formally recognized the need and requirement for a Transportation Element Update . The NOP should not be approved to move forward to the Draft Environmental Impact Report until public hearings and public workshops on the Transportation Element are held so that people have input to the direction of the Draft EIR based on the proposed changes and alternatives being evaluated in the Transportation Element. This is probably by far one of the largest Updates of this TGPA and closely correlates to the problems being created by unilaterally rezoning to bring all zoning in the Community Regions current with the 2004 General Plan. Each parcel proposed to be rezoned should be evaluated per CEQA law on the compatibility to surrounding/adjoining land uses, degree of environmental impacts and adequacy of transportation infrastructure at occupancy and realistically viable for future improvements. In order to do a rezoning to bring all available parcels in the Community Regions current with the 2004 General Plan Land Use Designations sections of the Transportation Element have to be changed to reduced standards or reduce triggers that are now required for development. It would be wrong for the County to move forward without being completely transparent on the changes proposed to be evaluated in the Draft EIR of this TGPA/ZOU as they relate to Transportation Element. This topic has been extremely minimized and will have far reaching impacts on the Community Regions, and significantly El Dorado Hills Community Region. This kicking the can down the road methodology of rezoning the Community Region to direct "highest intensity densities" while reducing or eliminating needed transportation infrastructure requirements and standards that will have a direct effect on traffic safety and Level of Service is extremely misguided. I ask the Planning Commission to encourage the Board of Supervisors to make well thoughtout Transportation Element changes that can be economically supported near term and in the future that do not radically reduce standards and requirements for the sake of highest intensity density's in the Community Regions. It is a difficult task to balance growth with infrastructure needs especially in the economic climate we are in today. All of you as the County's leaders in one capacity or another have a huge job to try to do the best for all of the County's residents. We are at a very pivotal crucial time where decisions have to be made to balance the safety, mobility, economic viability and quality of life for the residents of El Dorado County.

Tara Mccann  
 El Dorado County Resident

—

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

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**Re: FW: El Dorado entities**

1 message

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**Shawna Purvines** <shawna.purvines@edcgov.us>  
To: Cedric Twight <CTwight@spi-ind.com>  
Cc: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

Mon, Oct 22, 2012 at 6:57 AM

Hi Cedric,

We are working to pull together a list of all the properties by owner name you have provided below. Once I have the list I will contact you to go over any proposed zone map changes being recommended. We can address any map corrections SPI might want to request at that time.

Thanks  
Shawna

On Fri, Oct 12, 2012 at 4:25 PM, Cedric Twight <CTwight@spi-ind.com> wrote:

Shawna,

Below are the entities that own property in El Dorado County. An excel spreadsheet showing the proposed and new zoning , along with the land use designation and other proposed overlays would be very helpful.

Thank you,

Cedric Twight

Sierra Pacific Industries

Lands Division

P.O. Box 496014

Redding, CA 96049-6014

office 530-378-8127

cell 530-917-0076

[ctwight@spi-ind.com](mailto:ctwight@spi-ind.com)

CAMAGE CORPORATION

EL DORADO INVESTMENT CO LL

EMMERSON A A TR

R H EMMERSON & SON L L C

SIERRA PACIFIC HOLDING COM

SIERRA PACIFIC IND

SIERRA PACIFIC IND 1/3 INT

SIERRA PACIFIC INDUSTRIES

200158

-  
Shawna L. Purvines  
Sr. Planner  
Development Services  
El Dorado County  
Phone: (530) 621-5362  
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## Fwd: Public Review Draft Zoning Ordinance

1 message

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**Shawna Purvines** <shawna.purvines@edcgov.us>

Mon, Oct 22, 2012 at 11:41 AM

To: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>, darrin@northcoastindustrialmetals.com

Thank you Darrin for you comment.

Shawna Purvines

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

From: **Planning Unknown** <planning@edcgov.us>

Date: Mon, Oct 22, 2012 at 11:39 AM

Subject: Fwd: Public Review Draft Zoning Ordinance

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

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

From: **Darrin McNeice - North Coast Ind.** <darrin@northcoastindustrialmetals.com>

Date: Mon, Oct 22, 2012 at 11:06 AM

Subject: Public Review Draft Zoning Ordinance

To: [planning@edcgov.us](mailto:planning@edcgov.us)

Dear EIDoCo Planners,

Please allow chickens (laying hens or poultry - Not Roosters) in all areas of El Dorado County. As a rural, agricultural county it is one of the benefits of living in our county. Backyard hens provide many benefits, including improving local food security and contributing to a just and sustainable food system. Not only does hen-keeping promote food security, but it also provides valuable educational opportunities for young people to learn about the source of their food. Enthusiasm for urban chickens has grown throughout North America in the past few years, as increased attention is paid to issues of sustainability, food security, and consumption of locally grown food. Many North American cities have already enacted or updated by-laws to allow the keeping of urban chickens.

Sincerely,

Darrin McNeice

North Coast Industrial Metals, Inc.

Phone: 408-540-9926

Fax: 856-282-9876

[darrin@northcoastindustrialmetals.com](mailto:darrin@northcoastindustrialmetals.com)

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

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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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## Re: Changes to General Plan and Zoning Ordinance

1 message

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**TGPA-ZOU ZOU** <tgpa-zou@edcgov.us>  
To: Teddy McGraw <tnbmcgraw@hotmail.com>  
Cc: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

Mon, Oct 29, 2012 at 10:21 AM

Hi Teddy,

You can review the Notice of Preparation and attached documents at <http://www.edcgov.us/landuseupdate/>

Should you have any questions regarding the project please do not hesitate to contact me.

Sincerely,  
Shawna Purvines

On Wed, Oct 24, 2012 at 12:27 PM, Teddy McGraw <tnbmcgraw@hotmail.com> wrote:

I am not clear **if or how**, other than the zoning changes that have been explained to me by Shawna Purvine, the General Plan will impact our properties located at 3920 Ponderosa Rd (parcel # 070-250-15) and 2544 Deelane Rd. (parcel# 070-250-05). Could someone please explain that to me? I understand the General Plan is under revision and I have until the end of the month to respond regarding any changes that may impact us -- Is that true?

Thank you.

Teddy McGraw  
General Partner  
Detmold Limited Partnership

[520/229-8634](tel:5202298634)  
1777 E Moonshroud Dr  
Oro Valley, AZ 85737

200160



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## RE: Missing work products

1 message

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**Larry Patterson** <larry@pattersondev.com>

Wed, Oct 31, 2012 at 10:28 AM

To: Shawna Purvines <shawna.purvines@edcgov.us>, Robert Smart <rsmart41@comcast.net>

Cc: Kathy McCoy <kathymccoy230@att.net>, Erik Peterson <Epeterson8101@comcast.net>, DEANNE JOHNSON <johnse@sbcglobal.net>, Roger Trout <roger.trout@edcgov.us>, Dale Pierce <dpierce@innercite.com>, TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

All:

Attached please find the industrial zone comments. Shawna, please compare.

Best,

Larry

---

**From:** Shawna Purvines [mailto:shawna.purvines@edcgov.us]

**Sent:** Tuesday, October 30, 2012 12:08 PM

**To:** Robert Smart

**Cc:** Kathy McCoy; Larry Patterson; Erik Peterson; DEANNE JOHNSON; Roger Trout; Dale Pierce; TGPA-ZOU ZOU

**Subject:** Re: Missing work products

Hi Bob,

Thanks and I will take a look at your attached work product as it compares to the revised version of these section in the Public Review Draft of the Zoning Ordinance posted with the Notice of Preparation on October 1, 2012.

In addition, I wanted to let you know that I have the map the El Dorado-Diamond Springs Historic Overlay map request at the last meeting. Please let me know the best way to get the map to you.

Thanks

Shawna

On Mon, Oct 29, 2012 at 1:10 PM, Robert Smart <rsmart41@comcast.net> wrote:

Shawna, Kathy McCoy sent you a copy of our attached work products for zoning residential and commercial (we discussed their existence at our last meeting). We are thinking these should be included in the Plan amendment process. We also did one for industrial that we have not found yet, but will forward it to you if we find it. We did this work in 2010 which is before the launch of the amendment process for the General Plan. My guess we will need to have discussions about how these fit with into the current process. Bob

--

Shawna L. Purvines

Sr. Planner

Development Services

El Dorado County

Phone:(530) 621-5362

shawna.purvines@edcgov.us

www.edcgov.us

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 **17.23 Industrial Zones.pdf**  
124K

**CHAPTER 17.23 – INDUSTRIAL AND RESEARCH AND DEVELOPMENT ZONES****Sections:**

- 17.23.010 Purpose and Intent
- 17.23.020 Matrix of Permitted Uses
- 17.23.030 Development Standards
- 17.23.040 Design Standards

**17.23.010 Purpose and Intent**

A. The purpose of this Chapter is to achieve the following:

1. Provide a full range of zones that will encourage high technology, manufacturing and other industrial development within the county in order to enhance economic growth, expand the local tax base, and provide employment opportunities for its residents;
2. Provide lands suitable for industrial development while protecting the labor force on adjacent property by restricting activities which have the potential to produce objectionable influences, such as odor, gas fumes, dust, smoke, noise, vibrations, glare, heat, electrical interference, and radioactive or other waste material beyond the confines of the industrially zoned site;
3. Protect residential, agricultural and other nonindustrial uses by separating them from industrial activities, and by prohibiting the use of such industrially zoned land for residential or other related nonindustrial activities;
4. Provide a clear and concise set of procedures, standards and requirements for industrial development.
5. Provide lands suitable for research and development facilities such as high technology, non polluting manufacturing plants and related uses, while ensuring a high quality, aesthetic environment through design standards, procedures and requirements.

B. This Chapter further provides regulations applicable to each industrial zone established in Section 17.12.020 (*Zoning Maps and Zones*). The industrial zones are as follows:

1. **Industrial (I).** The I, Industrial zone is intended to provide areas for manufacturing and associated retail or service activities, wholesaling, and other industrial uses, where the primary activity is conducted within a building or buildings, or in outdoor storage or activity areas. Conditional Use Permits shall be required for those uses which, by their nature, have the potential to produce or emit noise, odor, fumes, dust, smoke, vibrations, glare, heat, electrical interference or waste material beyond the confines of the property boundaries.

Lands zoned Industrial within the Rural Regions shall be zoned I-PL. Said lands shall be subject to the requirements under Section 17.27.100 (-PL Combining Zone) as well as the permitted uses and development standards under Tables 17.23.020 and 17.23.030, respectively.

2. **Research and Development (R&D).** The R&D, Research and Development zone is intended to provide areas for the location of high technology, non-polluting manufacturing plants, and related facilities in a campus-like setting.

**17.23.020 Matrix of Permitted Uses**

Uses are permitted in the following zones subject to the requirements of this Title as designated in Table 17.23.020 below:

**Table 17.23.020 Industrial/R&D Zones Use Matrix**

<p><b>I: Industrial</b>  <b>R&amp;D: Research &amp; Development</b>  <b>I-PL: Industrial - Platted Land</b></p>	<p>P Permitted use (Article 4)                  A Administrative permit required (17.52.010)                  T Temporary use permit required (17.52.070)                  CUP/ Conditional use Permit required/                  MUP Minor use permit required (17.52.020)                  TMA Temporary mobile home permit (17.52.060)                  — Use not allowed in zone</p>			
<b>USE TYPE</b>	<b>I</b>	<b>R&amp;D</b>	<b>I-PL</b>	<b>Specific Use Reg.</b>
<b>Industrial</b>				
Automotive and Equipment: Salvage and Dismantling Yard	CUP	—	—	
Hazardous Materials Handling	CUP	CUP	CUP	
Industrial, General	P/CUP	CUP	CUP	
Laundries, Commercial	P	—	—	
Light Manufacturing	P	P	—	
Mineral Exploration	A/CUP	A/CUP	CUP	Chapter 17.29
Mineral / Oil Production	CUP	—	CUP	
Mining	CUP	—	CUP	
Printing and Publishing	P	P	—	
Research and Laboratory Services	P	P	—	
Slaughterhouse	CUP	—	CUP	

<p><b>I: Industrial</b>  <b>R&amp;D: Research &amp; Development</b>  <b>I-PL: Industrial - Platted Land</b></p>	<p>P Permitted use (Article 4)  A Administrative permit required (17.52.010)  T Temporary use permit required (17.52.070)  CUP/ Conditional use Permit required/  MUP Minor use permit required (17.52.020)  TMA Temporary mobile home permit (17.52.060)  — Use not allowed in zone</p>			
USE TYPE	I	R&D	I-PL	Specific Use Reg.
Specialized Industrial	CUP	—	CUP	
Storage Yard, Equipment and Materials: Permanent	P	CUP	P	17.40.320
Temporary	T	T	T	
Wholesale Distribution	P	P	—	
<b>Commercial</b>				
Adult Business Establishments	A	—	—	17.40.040
Animal Sales and Service: Kennels, Commercial	CUP	CUP	—	
Veterinary Clinics	CUP	P	—	
Automotive and Equipment: Paint and Body Shop	P	—	—	
Repair Shop	P	—	—	
Vehicle Storage	P	—	—	
Banks and Financial Services	—	P	—	
Bars and Taverns	CUP	—	—	
Brewery	P	P	—	
Building Supply Store	P	—	—	
Business Support Services	P	P	—	
Commercial Recreation: Indoor Entertainment	CUP	A/CUP	—	
Indoor Sports and Recreation	CUP	P	—	
Outdoor Entertainment	CUP	CUP	—	
Outdoor Sports and Recreation	CUP	P	—	17.40.210
Employer-sponsored Child Care Center	A	A	—	17.40.110
Mobile/Manufactured Home Sales Lots	A	—	—	
Offices, Professional and Medical	P	P	—	



<p><b>I: Industrial</b>  <b>R&amp;D: Research &amp; Development</b>  <b>I-PL: Industrial - Platted Land</b></p>	<p>P Permitted use (Article 4)  A Administrative permit required (17.52.010)  T Temporary use permit required (17.52.070)  CUP/ Conditional use Permit required/  MUP Minor use permit required (17.52.020)  TMA Temporary mobile home permit (17.52.060)  — Use not allowed in zone</p>			
USE TYPE	I	R&D	I-PL	Specific Use Reg.
Printing and Publishing	P	P	—	
Recycling Facilities <b>SIZE LIMITATION</b> <b>SCOPE LIMITATION</b>	P/A	—	—	17.40.280
Restaurant w/Drive Through	CUP	—	—	17.40.150
Restaurant w/o Drive-Through	CUP	P	—	
<b>Retail Sales and Service:</b> Indoor	CUP	P	—	
Outdoor	CUP	A/CUP	CUP	17.40.220
Temporary Outdoor	A/T	A/T	A/T	
Personal Services	CUP	P	—	
Storage, Self	CUP	—	—	17.40.320
Specialized Education and Training	—	P	—	
Trade Schools	CUP	CUP	—	
<b>Residential</b>				
Caretaker Unit: Permanent	A	A	CUP	17.40120
Temporary	TMA	TMA	—	
Construction trailer/Contractor's Office: On-site	P	P	—	17.40.190
Off-site	A	A	—	
Employee Housing: Off-site construction	P	P	—	
<b>Civic</b>				
Cemeteries	CUP	—	—	
Churches and Community Assembly	—	CUP	—	
Community Services	P	P	—	
Intensive Public Facilities	CUP	CUP	—	
				17.40.230

<p><b>I: Industrial</b>  <b>R&amp;D: Research &amp; Development</b>  <b>I-PL: Industrial - Platted Land</b></p>	<p>P Permitted use (Article 4)  A Administrative permit required (17.52.010)  T Temporary use permit required (17.52.070)  CUP/ Conditional use Permit required/  MUP Minor use permit required (17.52.020)  TMA Temporary mobile home permit (17.52.060)  — Use not allowed in zone</p>			
USE TYPE	I	R&D	I-PL	Specific Use Reg.
Schools, Private: Colleges and Universities	–	CUP	–	
Elementary and Secondary	–	CUP	–	
<b>Transportation</b>				
Airports, Airstrips and Heliports	CUP	CUP	–	
Intermodal Facility	P	P	–	
Parking Lot, Public	P	P	–	
<b>Utility and Communication</b>				
Communication Facilities	A/P	A/P	CUP	17.40.130
Public Utility, Structures and Services: Intensive	CUP	CUP	CUP	17.40.250
Minor	P	P	CUP	
Wind Energy Conversion System	See Table 17.40.390.1 (WECS Use Matrix)			17.40.390
<b>Recreation and Open Space</b>				
Off-road Vehicle Recreation Area	CUP	–	–	17.40.210
<b>Agricultural</b>				
Agricultural Employee Housing <b>IS THIS INCOMATIBLE?</b>	CUP	–	CUP	17.40.120
Agricultural Support Services	–	–	P	17.40.060
Cropland	–	–	P	
Grazing	–	–	P	
High Density Livestock <b>CAN WE EXCLUDE IE NOT ALLOWED</b>	CUP	–	CUP	
Nursery, wholesale Plant	P	–	P	
Orchards, Vineyards	–	–	P	
Packing: On-site Products	–	–	P	

<b>I: Industrial</b> <b>R&amp;D: Research &amp; Development</b> <b>I-PL: Industrial - Platted Land</b>	P Permitted use (Article 4) A Administrative permit required (17.52.010) T Temporary use permit required (17.52.070) CUP/ Conditional use Permit required/ MUP Minor use permit required (17.52.020) TMA Temporary mobile home permit (17.52.060) — Use not allowed in zone			
<b>USE TYPE</b>	<b>I</b>	<b>R&amp;D</b>	<b>I-PL</b>	<b>Specific Use Reg.</b>
Off-site Products	P	–	P	
<b>Produce Sales</b>	<b>CUP</b>	–	CUP	
Timber Production	–	–	P	
Wineries: Production Facilities	P	–	P	17. 40.400
Full-service Facilities	P	–	CUP	
<b>NOTES:</b>				

**17.23.030 Development Standards**

Permitted uses and associated structures shall comply with the following development standards, in addition to those under Section 17.23.040, and any other applicable requirements of this Title:

200163

**Table 17.23.030 Industrial/R& D Zones Development Standards**

Development Attribute	I	R&D	I-PL
Minimum Lot Size	10,000 sq. ft.	10,000 sq. ft.	20,000 sq.ft. <sup>1</sup>
Minimum Lot Width	100 ft.	100 ft.	100 ft.
Setbacks:			
Front <sup>2</sup>	10 ft.	20 ft.	30 ft.
Sides	0 <sup>3</sup> or 5 ft.	0 <sup>3</sup> or 5 ft.	30 ft.
Rear	10 ft.	10 ft.	30 ft.
Sides and Rear (Abutting residentially zoned land) <sup>4</sup>	30' or 30 ft.		50 ft.
Maximum Building Height	50 ft.	50 ft.	50 ft.
Floor Area Ratio (FAR) <sup>5</sup>	0.85	0.50	0.25
<p><b>Notes:</b></p> <p><sup>1</sup> Subject to Paragraph 17.27.100.E.3 (-PL Combining Zone).</p> <p><sup>2</sup> Subject to Paragraph 17.30.050.A.1 (Landscaping Ordinance).</p> <p><sup>3</sup> Zero lot line with fireproof wall and no openings meeting building and fire code requirements, otherwise the 5 ft setback applies.</p> <p><sup>4</sup> Subject to Paragraph 17.30.050.A.2 (Landscaping Ordinance).</p> <p><sup>5</sup> Ratio of allowable floor area to site area.</p>			

**17.23.040 Design Standards**

A. Research and Development Zones:

1. **Sign Setback Requirements.** Signs, except entry monument signs, shall be set back from the road right-of-way at least 10 feet. When located on corner or double frontage lots involving a major collector, thoroughfare, or arterial, signs shall not be oriented to front upon such major collector, thoroughfare, or arterial. Entry monument signs shall be set back at least 20 feet from the road right-of-way.
2. **Architectural Design.** Architectural treatment shall be applied to all elevations of a building facing public areas, to include roads, parking lots, pedestrian walkways, open space, and adjacent residential developments. To eliminate design review discretion while ensuring continuity among buildings, the architecture of any structure allowed in the Research and Development zone shall be deemed in compliance with acceptable community design criteria when:
  - a. Any of the following building materials are used:
    1. Glass curtain-wall;

2. Poured-in-place concrete and precast concrete siding;
  3. Brick or stone masonry;
  4. Tile;
  5. Wood;
  6. Plaster or stucco finishes; and
  7. Pre-finished metal paneling not to exceed twenty-five percent of the exterior wall surface.
- b. The following architectural standards are applied:
1. Two exterior wall materials plus one accent material listed under Paragraph 2.a is required. Window framing, doors, and door framing shall not be counted as part of this requirement.
  2. Two exterior building colors plus one accent color is required. Primary colors are not allowed. Glass curtain-wall(s) will count as a basic color, however, tinted window glass will not.
3. **Landscaped Buffers and Shade Requirements.** All setback and parking areas shall be landscaped and shaded as set forth in Section 17.33.050.
4. **Other Screening and Buffering Standards.** The following requirements shall apply to all development in the Research and Development zone:
- a. **Loading.** All loading and unloading of goods shall be conducted within a building or an area fenced for outdoor storage. Loading bays and roll-up doors shall not be located on any building elevation facing a street frontage. Additionally, if proposed loading areas are visible from the street, they shall be screened from view by using any combination of decorative fence, wall, or landscaped earth berms.
  - b. **Trash Collection Areas.** All refuse collection areas shall be visually screened with a solid six-foot-high enclosure of masonry, and shall be compatible in appearance with the buildings on site. Gated trash enclosures shall remain closed when not in use.
  - c. **Rooftop Equipment.** Rooftop mechanical equipment shall be screened from view by using screens or parapets as high as the mechanical equipment. Screens must be architecturally consistent with the building in design, material(s) and color(s). Vents and ducts are encouraged to be screened; however, those not screened shall be painted to match the building or roof, in whichever color results in the least visual impact.
  - d. **Other Storage.** Any article, goods, material, machine, equipment, vehicle, or similar items to be stored other than in an enclosed building shall be screened from view by any combination of decorative fence, wall, or landscaping so it is not visible from the public areas included under Subsection A.2 above.

5. Development, design, and architectural standards under an approved development plan may supersede the requirements of this Section where applicable.

200163



---

**Fwd: HOO**

1 message

---

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

Thu, Nov 1, 2012 at 5:34 AM

—— Forwarded message ——

From: **Kimberly Beal** <kimberlyabeal@gmail.com>  
Date: Thu, Nov 1, 2012 at 1:50 AM  
Subject: HOO  
To: Kim Kerr <kimberly.kerr@edcgov.us>, Shawna Purvines <shawna.purvines@edcgov.us>  
Cc: Laurel Brent-Bumb <chamber@eldoradocounty.org>

I was unable to prepare written comments on the updated draft of the Home Occupation Ordinance by October 31, 2012. However, I will be preparing comments for the BOS hearing of November 13, 2012, and will provide public testimony. I hope to provide you written comments on or before November 8.

I so appreciate all your efforts to move the LUPPA forward as quickly as possible.

Kimberly Beal

Beal & Associates

3450 Palmer Drive, Suite 4-303

Cameron Park, CA 95682

530-677-8999 x 2 office

530-558-5504 cell

530-672-9048 fax

kimberlyabeal@gmail.com

—  
Shawna L. Purvines  
Sr. Planner

Development Services  
El Dorado County  
Phone:(530) 621-5362  
shawna.purvines@edcgov.us  
www.edcgov.us

200164

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Thank you.





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## RE: Changes to General Plan and Zoning Ordinance

1 message

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**Teddy McGraw** <tnbmcgraw@hotmail.com>  
To: "tgpa-zou@edcgov.us" <tgpa-zou@edcgov.us>

Fri, Nov 2, 2012 at 5:24 PM

Hi Shawna –

One of the questions I forgot to ask you was... When the zoning is changed to comply with the General Plan, will boundary lines be established to distinguish between the residential and commercial zones? Will this change the parcel numbers?

Thanks,

Teddy McGraw

---

Date: Mon, 29 Oct 2012 10:21:44 -0700  
Subject: Re: Changes to General Plan and Zoning Ordinance  
From: tgpa-zou@edcgov.us  
To: tnbmcgraw@hotmail.com  
CC: TGPA-ZOU@edcgov.us

Hi Teddy,

You can review the Notice of Preparation and attached documents at <http://www.edcgov.us/landuseupdate/>

Should you have any questions regarding the project please do not hesitate to contact me.

Sincerely,  
Shawna Purvines

On Wed, Oct 24, 2012 at 12:27 PM, Teddy McGraw <tnbmcgraw@hotmail.com> wrote:

I am not clear **if or how**, other than the zoning changes that have been explained to me by Shawna Purvine, the General Plan will impact our properties located at 3920 Ponderosa Rd (parcel # 070-250-15) and 2544 Deelane Rd. (parcel# 070-250-05). Could someone please explain that to me? I understand the General Plan is under revision and I have until the end of the month to respond regarding any changes that may impact us – Is that true?

Thank you.

Teddy McGraw  
General Partner  
Detmold Limited Partnership

520/229-8634  
1777 E Moonshroud Dr  
Oro Valley, AZ 85737

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Thank you.



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## Fwd: Pollock Plnes Rural Center

1 message

---

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

Mon, Nov 5, 2012 at 11:15 AM

—— Forwarded message ——

From: <sue-taylor@comcast.net>  
Date: Thu, Nov 1, 2012 at 9:49 AM  
Subject: Pollock Plnes Rural Center  
To: shawna.purvines@edcgov.us

Sorry I was suppose to send this to you Tuesday... Hopefully we can work it in.

Sue

—

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

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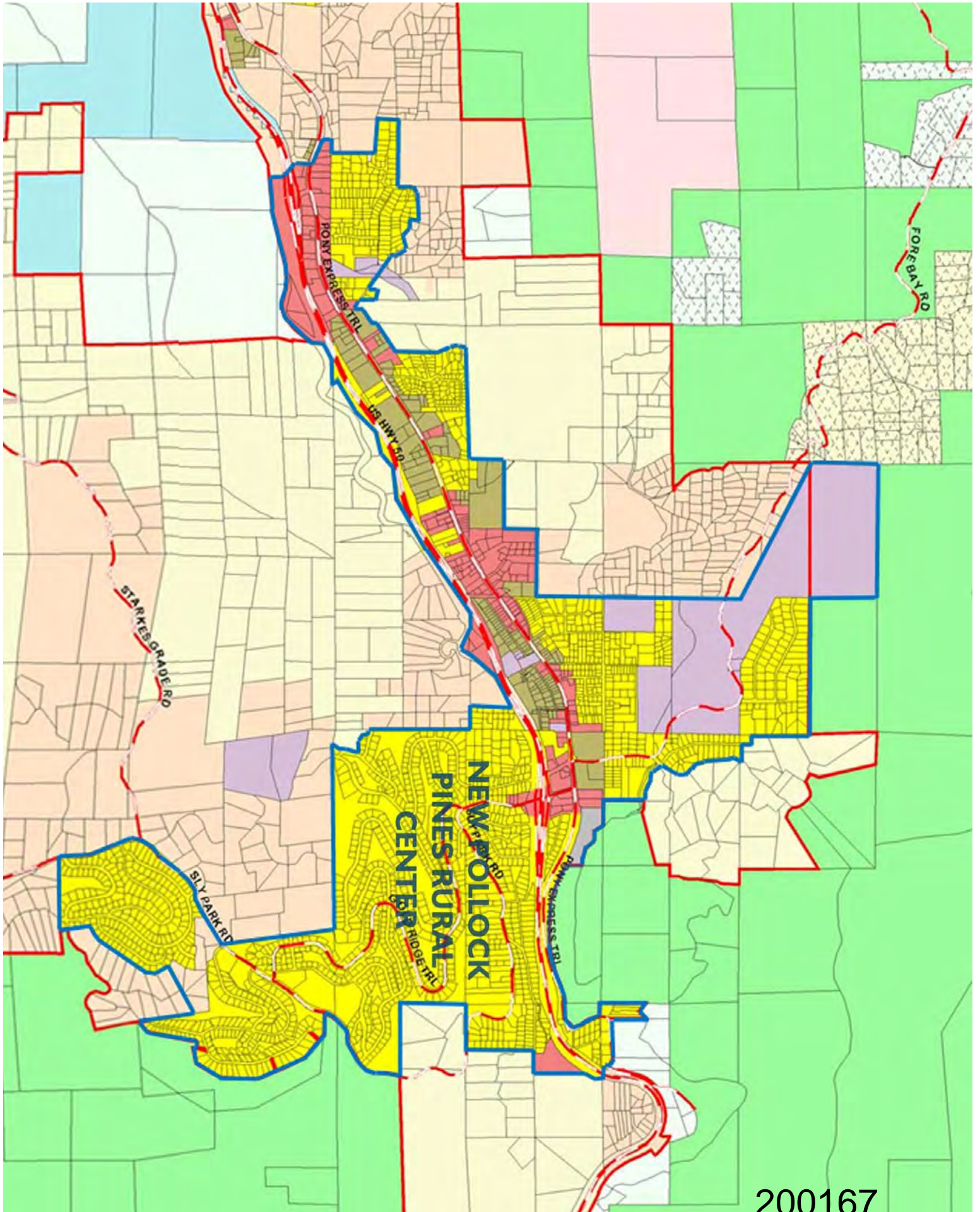
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Thank you.



**Pollock Rural Center.jpg**  
433K





The Lily McGowan 2011 Trust  
Alicia Webster, Trustee  
4971 Anne Louise Lane  
Placerville, CA 95667  
PH 530-647-8933

Mr. Peter Mauer  
El Dorado County Planning Services Department  
2850 Fairlane Ct.  
Placerville  
CA 95667

**RE: Proposed Zoning for APN's 331-030-02, 06, and 08  
32 +/- acres total  
El Dorado**

Dear Mr. Mauer:

It is our understanding that the above property is **proposed for rezoning to "RM (Multi-Unit Residential)"** through the county wide zoning update process.

As the owner of the above property, I'm writing **to support** the proposed zoning, provided there is no cost to us to implement the change. Such zoning makes perfect sense in terms of the location, frontage on both El Dorado Road and Pleasant Valley Road, favorable topography, the existing availability of abundant water (i.e., three water meters with large service capacity) and sewer service to the property line. This land has been general planned for multi-family development for years.

Please let us know if you need any material that would allow us to support you in your efforts.

Thank you.

Best regards,

*Alicia Webster, Trustee*

Alicia Webster, Trustee  
The Lily McGowan 2011 Trust

RECEIVED  
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JAN 10 2011 10:05

210149

12-0837 8A 45 of 65

October 26, 2012

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

**Subject: Zoning Ordinance Update**

Dear Ms. Purvines,

As a Multi-Unit Residential (RM) property owner in El Dorado County, I respectfully submit the following comments and suggestions regarding the Public Review Draft Zoning Ordinance.

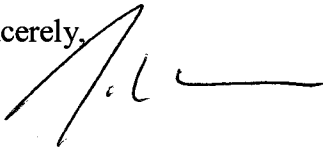
Unlike the Single-Unit Residential (R) zone, the RM zone is intended to encourage a variety of housing types to meet the diverse housing needs of El Dorado County. In so doing, developers and builders need the flexibility to decide whether to build attached or detached units, rental or for-sale units, as well as fee-simple or condominium units based upon local demand. To accomplish this, more flexibility in the "*Residential Zones Development Standards*" is necessary, especially with respect to setbacks.

As currently written, the setbacks for Single-Unit Residential and Multi-Unit Residential are the same. The character of housing typically found in the RM zone is different than that of housing in the R zone, and should therefore have different setbacks. In addition, RM parcels in El Dorado County vary widely in their shape and size, increasing the need for flexibility to allow the place-appropriate housing to be built in each location.

For this reason, I would propose that the *Front Setback* be changed from 20' to 15', *Secondary Front* changed from 15' to 10', and the *Rear Setback* changed from 15' to 10'.

I appreciate your consideration of my request.

Sincerely,



John Meuser  
(530)957-4265

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12 OCT 29 AM 11:31

210150

**NATIVE AMERICAN HERITAGE COMMISSION**

915 CAPITOL MALL, ROOM 364  
SACRAMENTO, CA 95814  
(916) 653-6251  
Fax (916) 657-5390



October 19, 2012

Shawna Purvines  
El Dorado County  
330 Fair Land  
Placerville, CA 95667

RE: SB 18 Tribal Consultation: SCH# 2012052074, Targeted General Plan Amendment and Zoning Ordinance Update

Dear Ms. Purvines:

Government Code §65352.3 requires local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of protecting, and/or mitigating impacts to cultural places. Attached is a consultation list of tribes with traditional lands or cultural places located within the boundaries of the above general plan amendment.

As a part of consultation, the NAHC recommends that local governments conduct record searches through the NAHC and California Historic Resources Information System (CHRIS) to determine if any cultural places are located within the area(s) affected by the proposed action. NAHC Sacred Lands File requests must be made in writing. All requests must include: county, USGS quad map name, township, range and section. Local governments should be aware, however, that records maintained by the NAHC and CHRIS is not exhaustive, and a negative response to these searches does not preclude the existence of a cultural place. A tribe may be the only source of information regarding the existence of a cultural place.

If you receive notification of change of addresses and phone numbers from Tribes, please notify me. With your assistance we are able to assure that our consultation list contains current information.

If you have any questions, please contact me at (916) 651-1490.

Sincerely,

A handwritten signature in black ink that reads "Rob Wood".

Rob Wood  
Associate Government Program Analyst

12 OCT 23 AM 11:45  
RECEIVED  
PLANNING DEPARTMENT

**220151**

# Native American Tribal Consultation List

El Dorado County

October 19, 2012

Wilton Rancheria  
Andrew Franklin, Chairperson  
9300 W. Stockton, Suite 200      Miwok  
Elk Grove , CA 95758  
916-683-6000

Shingle Springs Band of Miwok Indians  
Nicholas Fonseca, Chairperson  
P.O. Box 1340      Miwok  
Shingle Springs , CA 95682      Maidu  
nfonseca@ssband.org  
(530) 676-8010

United Auburn Indian Community of the Auburn Rancheria  
David Keyser, Chairperson  
10720 Indian Hill Road      Maidu  
Auburn , CA 95603      Miwok  
530-883-2390

Nashville-El Dorado Miwok  
Cosme Valdez, Interim Chief Executive Officer  
PO Box 580986      Maidu  
Elk Grove , CA 95758  
valdezcom@comcast.net  
916-429-8047 voice

Ione Band of Miwok Indians  
Yvonne Miller, Chairperson  
PO Box 699      Miwok  
Plymouth , CA 95669  
(209) 274-6753

T'Si-akim Maidu  
Grayson Coney, Cultural Director  
P.O. Box 1316      Maidu  
Colfax , CA 95713  
akimmaidu@att.net  
(530) 383-7234

Buena Vista Rancheria  
Rhonda Morningstar Pope, Chairperson  
1418 20th Street, Suite 200      Me-Wuk / Miwok  
Sacramento , CA 95811  
rhonda@buenavistatribe.com  
916 491-0011

T si-Akim Maidu  
Eileen Moon, Vice Chairperson  
1239 East Main St.      Maidu  
Grass Valley , CA 95945  
(530) 477-0711

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable only for consultation with Native American tribes under Government Code Section 65352.3.  
SCH# 2012052074. Targeted GP Amendment and Zoning Ordinance Update. El Dorado County





**Fwd: SCH#2012052074, Targeted General Plan Amendment**

1 message

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

Fri, Oct 5, 2012 at 1:18 PM

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

From: **Susan Wilson** <susan\_wilson@dot.ca.gov>  
Date: Wed, Oct 3, 2012 at 2:33 PM  
Subject: SCH#2012052074, Targeted General Plan Amendment  
To: shawna.purvines@edcgov.us

Hello Shawna,  
We received a notice regarding a Notice of Preparation for Targeted General Plan Amendment and Zoning Ordinance Update draft EIR, SCH#2012052074. Could you please send me a weblink to the documents?

Thank you,

~~~~~  
Susan Wilson  
(916) 274-0639  
~~~~~

Caltrans District 3  
Division of Planning & Local Assistance  
Office of Transportation Planning - South  
2379 Gateway Oaks Dr., Suite 150, MS-19  
Sacramento, CA 95833  
~~~~~

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

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## Re: Caltrans Comments on Targeted General Plan Amendment NOP

1 message

---

**Shawna Purvines** <shawna.purvines@edcgov.us>

Mon, Oct 29, 2012 at 8:29 PM

To: Eric Fredericks <eric\_fredericks@dot.ca.gov>

Cc: Susan Wilson <susan\_wilson@dot.ca.gov>, TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

Thank you Eric.

Shawna Purvines

On Mon, Oct 29, 2012 at 5:34 PM, Eric Fredericks <eric\_fredericks@dot.ca.gov> wrote:

Hi Shawna,

Please find our comments attached below on the Targeted General Plan Amendment Notice of Preparation. I've also included our previous comment letter for your reference.

If you have additional questions, please contact Susan Wilson at 274-0639 or me at 274-0635.

Thanks,  
Eric

—

Eric Fredericks  
Chief, Office of Transportation Planning - South  
Caltrans District 3  
Sacramento Area Office  
Desk (916) 274-0635  
Email: [eric\\_fredericks@dot.ca.gov](mailto:eric_fredericks@dot.ca.gov)

—

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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12-0837 8A 50 of 65

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 3—SACRAMENTO AREA OFFICE

2379 GATEWAY OAKS DRIVE, SUITE 150

SACRAMENTO, CA 95833

PHONE (916) 274-0635

FAX (916) 274-0602

TTY 711

www.dot.ca.gov

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October 29, 2012

0312-ELD-0013  
03-ELD-Var  
SCH #2012052074

Ms. Shawna Purvines  
Senior Planner  
County of El Dorado  
330 Fair Lane  
Placerville, CA 95667

**Targeted General Plan Amendment and Zoning Ordinance Update—Notice of Preparation (NOP) Draft Environmental Impact Report (DEIR)**

Dear Ms. Purvines:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the project referenced above. The County of El Dorado is proposing a limited number of targeted amendments to the 2004 General Plan and a comprehensive update to the Zoning Ordinance. The Targeted General Plan Amendments mostly consist of proposed policy revisions to the following Elements: Land Use; Transportation and Circulation; Public Services and Utilities; Public Health, Safety and Noise; and Conservation and Open Space.

The comments in this letter are based upon the NOP for the Targeted General Plan Amendment and Zoning Ordinance Update DEIR, and are offered for the purpose of assisting El Dorado County (County) in establishing the necessary scope for the transportation and circulation analysis of the Environmental Impact Report (EIR). We previously provided comments on the NOP released on May 25, 2012, and our letter dated June 25, 2012 is attached. Please consider those comments as part of the official record. The purpose of this letter is to provide comments on the "Proposed Targeted General Plan (Policy) Amendment", dated October 1, 2012.

***Potential State Highway System Impacts***

Regarding Policy 2.2.1.3, Table 2-2 on Page 5 of 28: As mentioned in our previous comment letter, the EIR should identify potential significant impacts from increased land use densities to the State Highway System. We want to emphasize this is particularly true for the US 50 /Missouri Flat Road Interchange area.

*"Caltrans improves mobility across California"*

Ms. Shawna Purvines/County of El Dorado  
October 29, 2012  
Page 2

Regarding Policy 2.4.1.3 on Page 11 of 28: This policy includes a note regarding potential CEQA Streamlining benefits for certain projects. As a reminder, Caltrans would like to review any infill project during the planning stage that will have significant impacts to the State Highway System, even if the project is approved under the Targeted General Plan Amendment EIR. Such review is critical for infill projects that have direct access to State highway facilities and these projects will require an Encroachment Permit from Caltrans.


***Volume to Capacity Ratio Updates***

Regarding Table TC-2, entitled *El Dorado County Roads Allowed to Operate at Level of Service F*, located on Page 15 of 28, we request that Maximum Volume to Capacity Ratios be updated to reflect the following:

1. Updates to the County Travel Demand Model
2. The recent operational improvements in the US 50 Placerville Corridor
3. Consistency with Caltrans' Transportation Concept Reports for US Route 50 and State Route 49

For any questions regarding this letter, please contact Susan Wilson of my staff at (916) 274-0639 or by email at: [Susan\\_Wilson@dot.ca.gov](mailto:Susan_Wilson@dot.ca.gov).

Sincerely,



ERIC FREDERICKS, Chief  
Office of Transportation Planning—South

Enclosure

c: Scott Morgan, State Clearinghouse

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 3—SACRAMENTO AREA OFFICE

2379 GATEWAY OAKS DRIVE, SUITE 150

SACRAMENTO, CA 95833

PHONE (916) 274-0635

FAX (916) 274-0602

TTY 711

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June 25, 2012

032012ELD0008

03-ELD-Var

Ms. Shawna Purvines  
Senior Planner  
County of El Dorado  
330 Fair Lane, Building "C"  
Placerville, CA 95667

**Targeted General Plan Amendment and Zoning Ordinance Update—Notice of Preparation**

Dear Ms. Purvines:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the project referenced above. The comments in this letter are based on the Notice of Preparation (NOP), and are offered for the purpose of assisting El Dorado County (County) in establishing the necessary scope for the transportation and circulation analysis of the Environmental Impact Report (EIR). To this end, we request that the County contact us so that we may assist in establishing an appropriate scope for the traffic analysis associated with the project. As the lead agency, the County is responsible for all project mitigation, including any needed improvements to State highways. The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures.

***Project Understanding***

The project involves changes to policies of the County General Plan and an update to the Zoning Ordinance. These changes will take effect county-wide in those areas that are under county jurisdiction. In addition, the County will consider amending the Camino/Pollock Pines Community Region Boundary and Agricultural District Boundaries in the General Plan. The County proposes amendments to its General Plan policies and land use designations, with an update to the Zoning Ordinance. General Plan amendments are proposed for the Land Use Element, Transportation and Circulation Element, Public Services and Utilities Element, Public Health, Safety and Noise Element, Conservation and Open Space Element, and Agriculture and Forestry Element. General Plan amendments to be addressed in the EIR are primarily policy changes, although certain General Plan Land Use Designations are also identified for potential amendment.

***Vehicle Trip Generation and Distribution Changes Resulting from Project***

The land use changes proposed in the General Plan Amendment and Zoning Ordinance Update may pose potentially significant impacts to the State Highway System (SHS). Proposed changes include increasing densities for high density residential, multi-family uses (Policy 2.2.1.2), as well as commercial/mixed use (Policy 2.1.1.3) and could affect the number of projected generated trips and travel patterns throughout El Dorado County. Travel data regarding such land use changes should be included in the EIR and should be based upon the new County travel demand model which is currently being updated. Specifically, the EIR should identify the impacts that the increase in traffic will have on SHS segments, intersections, and interchanges, and any necessary mitigations to reduce the impacts to a less than significant level.

***Elimination of Special Use Permit Requirements***

Policy 8.2.4.2 considers the elimination of requirements for special use permitting for all visitor serving uses, and instead establish standards, permitted uses, and requirements for permits, in the various zone districts in the Zoning Ordinance. Certain events or activities normally requiring a special use permit under the previous policy may entail traffic redirections or nonstandard uses of State highway facilities. Such uses would remain subject to Caltrans permitting requirements, and as such we request specific provisions be defined in the EIR to consult with Caltrans for any such activity or event prior to the County's approval.

***California Environmental Quality Act (CEQA) Streamlining Provisions***

Item #27 at the top of Page 5 of the NOP mentions provisions for CEQA streamlining opportunities for qualified projects. We would like to be notified early in the process regarding any plans the County may have to take advantage of the Sustainable Communities Strategy CEQA streamlining provisions for projects within two miles of any State highway facility.

***Traffic Impact Study (TIS)***

One of Caltrans' ongoing responsibilities is to collaborate with local agencies to avoid, eliminate, or reduce to insignificance potential adverse impacts by local development on State highways. We recommend using the Department's *Guide for the Preparation of Traffic Impact Studies (TIS Guide)* for determining which scenarios and methodologies to use in the analysis. The *TIS Guide* is a starting point for collaboration between the lead agency and the Department in determining when a TIS is needed. The appropriate level of study is determined by the particulars of a project, the prevailing highway conditions, and the forecasted traffic. The *TIS Guide* is available at the following website address:

[http://dot.ca.gov/hq/tpp/offices/ocp/igr\\_ceqa\\_files/tisguide.pdf](http://dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf)

The TIS should include:

1. Location map clearly showing project area in relation to nearby State roadways. Ingress and egress for all project components should be clearly identified. The State right-of-way (ROW) should be clearly identified. The maps should also include project driveways if applicable, local roads and intersections, parking, and transit facilities.
2. Project-related trip generation, distribution, and assignment. The assumptions and methodologies used to develop this information should be detailed in the study, and should be supported with appropriate documentation.
3. Average Daily Traffic, AM and PM peak hour volumes and levels of service (LOS) on all roadways where potentially significant impacts may occur, including crossroads and controlled intersections for existing, existing plus project, cumulative and cumulative plus project scenarios. Calculation of cumulative traffic volumes should consider all traffic-generating developments, both existing and future, that would affect study area roadways and intersections. The analysis should clearly identify the project's contribution to area traffic and any degradation to existing and cumulative LOS.
4. Schematic illustration of traffic conditions including the project site and study area roadways, trip distribution percentages and volumes as well as intersection geometrics, i.e., lane configurations, for the scenarios described above.
5. The project site building potential as identified in the General Plan. The project's consistency with both the Circulation Element of the General Plan and the Congestion Management Agency's Congestion Management Plan should be evaluated.
6. Identification of mitigation for any roadway mainline section or intersection with insufficient capacity to maintain an acceptable LOS with the addition of project-related and/or cumulative traffic. As noted above, the project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should also be fully discussed for all proposed mitigation measures.

### ***Vehicle Trip Reduction***

Caltrans encourages you to locate any needed housing, jobs and neighborhood services near major mass transit centers, with connecting streets configured to facilitate walking and biking, as a means of promoting mass transit use and reducing regional vehicle miles traveled and traffic impacts on the State highways.

Ms. Shawna Purvines/County of El Dorado  
June 25, 2012  
Page 4

We also encourage you to develop Travel Demand Management (TDM) policies to encourage usage of nearby public transit lines and reduce vehicle trips on the SHS. These policies could include lower parking ratios, car-sharing programs, bicycle parking and showers for employees, and providing transit passes to residents and employees, among others.

In addition, secondary impacts on pedestrians and bicyclists resulting from any traffic impact mitigation measures should be analyzed. The analysis should describe any pedestrian and bicycle mitigation measures and safety countermeasures that would in turn be needed as a means of maintaining and improving access to transit facilities and reducing vehicle trips and traffic impacts on State highways.

Please contact Susan Wilson, Intergovernmental Review Coordinator for El Dorado County, at (916) 274-0639 or by email at [Susan\\_Wilson@dot.ca.gov](mailto:Susan_Wilson@dot.ca.gov), with any questions regarding this letter.

Sincerely,



ERIC FREDERICKS, Chief  
Office of Transportation Planning—South

c: Scott Morgan, State Clearinghouse





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## Farm Bureau comments on revised NOP

1 message

---

**Valerie Zentner** <valeriez@edcfb.com>

Tue, Oct 30, 2012 at 4:10 PM

To: TGPA-ZOU@edcgov.us

Cc: bosone@edcgov.us, The BOSTWO <bostwo@edcgov.us>, The BOSTHREE <bosthree@edcgov.us>, The BOSFOUR <bosfour@edcgov.us>, The BOSFIVE <bosfive@edcgov.us>, Charlene Carveth <charlene.carveth@edcgov.us>

Attached is the Farm Bureau's comment letter on the revised NOP for the Targeted General Plan Amendment and Zoning Ordinance Update.

Valerie Zentner, Executive Director  
El Dorado County Farm Bureau

=====

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 **FB Comments - EDC TGPA-Zoning Revised NOP.pdf**  
37K



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

October 30, 2012

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

Attention: Shawna Purvines, Senior Planner

Subject: Notice of Preparation of a Draft Program Environmental Impact Report (DEIR) for the El Dorado County Targeted General Plan Amendment and Zoning Ordinance Update dated October 1, 2012

Dear Shawna,

The El Dorado County Farm Bureau has reviewed the revised Notice of Preparation for the Targeted General Plan Amendment (TGPA) and Zoning Ordinance Update (ZOU) and is pleased to provide our comments. We will confine our remarks to the changes made to the draft TGPA and ZOU documents since the initial NOP released in May and as directed by the Board of Supervisors:

**General Plan Amendments**

**Policy 2.2.3.1** – Farm Bureau supports Planned Development policies that “minimize impacts on . . . agricultural resources”. We also support exempting parcels of 3 acres or fewer in Rural Centers from the 30% open space requirements.

**Zoning Ordinance Update** – As a participant in the joint workshop with the Planning Commission and the Board of Supervisors in July 2012 and having heard the public input, Farm Bureau is very appreciative of the Public Review Draft (PRD) that incorporated many of the comments and addressed many of the concerns expressed. In particular we found the following sections which we commented on previously have been well addressed in the PRD zoning update: 1) Animal Raising & Keeping; 2) Agricultural Lodging; 3) Right to Farm; and, 4) Timber Production Zone.

In some areas of the PRD we note that there is still some consistency work to be done between the various sections of the code in terms of permitting levels as reflected in the matrices. Specifically within Article 4, Specific Use Regulations, we recommend a consistency review of the matrices and permit criteria of: 1) Agricultural Support Services; 2) Ranch Marketing; and, 3) Wineries.

Further, we encourage the County to adopt standards that allow the implementation of the Administrative and Minor Use Permits appropriately in the allowed use matrices. This is consistent with the Board's direction to streamline regulations for business and is appropriate for agricultural operations as well as others in a rural setting.

Finally, one more pass at the Glossary is needed to bring all of the use definitions into consistency throughout the document.

### **Level of Detail for Environmental Analysis and Project Alternatives**

Farm Bureau supports the County conducting environmental analysis based on the full range of options contained in the PRD documents. That analysis will identify potentially significant impacts of the proposed changes and provide a good planning tool for future decision-making. We will comment on the proposed project alternatives as they are identified later from the environmental review.

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

Sincerely,



James E. Davies  
President

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



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## Fwd: Comments for scope of work of the EIR

1 message

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

Thu, Nov 1, 2012 at 5:34 AM

—— Forwarded message ——

From: **Kimberly Beal** <kimberlyabeal@gmail.com>

Date: Thu, Nov 1, 2012 at 1:25 AM

Subject: Comments for scope of work of the EIR

To: Kim Kerr <kimberly.kerr@edcgov.us>

Cc: Shawna Purvines <shawna.purvines@edcgov.us>, John Di Nocco <john.dinocco@comcast.net>

Kim,

Attached is a request from the EI Dorado County Association of Realtors, asking that additional content be included in the Zoning Ordinance Update and scope of analysis for the Draft EIR. Please contact me should you have any questions.

Thank you.

Kimberly Beal

Government Affairs Director

EI Dorado County Association of Realtors

P.O. Box 627

Shingle Springs, CA 95682

530-677-8999 x 2, direct line

530-558-5504 cell

530-672-9048, direct fax

kimberlyabeal@gmail.com

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


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12-0837 8A 61 of 65



October 31, 2012

Kim Kerr  
EDC Assistant Chief Administrative Officer  
[kimberly.kerr@edcgov.us](mailto:kimberly.kerr@edcgov.us)

Re: Scope and content of the environmental information and analysis for the Draft EIR

Dear Kim,

On behalf of the El Dorado County Association of Realtors, I hereby request that the below content be included in the Zoning Ordinance Update and the scope of analysis for the Draft Environmental Impact Report.

**Article 4, Chapter 17.40.150, Guest House**

1. Subchapter B.2. The living area may include a full size refrigerator

**Article 4, Chapter 17.40.190, Mobile/Manufactured Homes**

1. Subchapter B.3. Hardship Purposes. In addition to the primary dwelling, one temporary mobile home may be allowed ... shall be applicable to B.3.a.
2. Subchapter B.3. Hardship Purposes. In addition to the primary dwelling and a secondary dwelling, one temporary mobile home may be allowed ... shall be applicable to B.3.b., To provide caretaker assistance ...
3. Subchapter B.3.b. To provide caretaker assistance to the elderly or disabled homeowner(s), or family member(s) living in the primary or secondary dwelling, in their personal care ...

**Article 4, Chapter 17.40.300, Secondary Dwellings**

1. Subchapter C.1. Maximum Floor Area. ... The maximum floor area allowed for both attached and detached dwellings ..., providing an attached secondary dwelling does not exceed 50 (fifty) percent of the square footage of the primary dwelling ...

Cordially,

Kimberly Beal  
Government Affairs Director

Cc: John Di Nocco, President



MIWOK United Auburn Indian Community  
 MAIDU of the Auburn Rancheria

David Keyser  
 Chairperson

Gene Whitehouse  
 Secretary

Brenda Adams  
 Treasurer

Calvin Moman  
 Council Member

October 16, 2012

Shawna Purvines, Senior Planner  
 County of El Dorado  
 Chief Administrative Office  
 Development Services Department, Planning Services  
 2850 Fairlane Court, Building C  
 Placerville, CA 95667

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


Dear Ms. Purvines,

Thank you for requesting information regarding the above referenced project. The United Auburn Indian Community (UAIC) of the Auburn Rancheria is comprised of Miwok and Southern Maidu (Nisenan) people whose tribal lands are within Placer County and ancestral territory spans into El Dorado, Nevada, Sacramento, Sutter, and Yuba counties. The UAIC is concerned about development within its aboriginal territory that has potential to impact the lifeways, cultural sites, and landscapes that may be of sacred or ceremonial significance. We appreciate the opportunity to comment on this and other projects in your jurisdiction.

In order to ascertain whether or not the project could affect cultural resources that may be of importance to the UAIC, we would like to receive copies of any archaeological reports that have been, or will be, completed for the project. We also request copies of future environmental documents for the proposed project so that we have the opportunity to comment on potential impacts and proposed mitigation measures related to cultural resources. The information gathered will provide us with a better understanding of the project and cultural resources on site and is invaluable for consultation purposes. Please contact us if any Native American cultural resources are in, or found to be within, your project area.

Thank you again for taking these matters into consideration, and for involving the UAIC early in the planning process. We look forward to reviewing the aforementioned documents as requested. Please contact Marcos Guerrero, Tribal Historic Preservation Officer, at (530) 883-2364 or email at [mguerrero@auburnrancheria.com](mailto:mguerrero@auburnrancheria.com) if you have any questions.

Sincerely,

  
 David Keyser,  
 Chairman

CC: Marcos Guerrero, THPO

RECEIVED  
 PLANNING DEPARTMENT  
 12 OCT 31 AM 11:49

**Notice of Preparation Public Comment Form**

1 message

knewell@live.com <knewell@live.com>  
 To: TGPA-ZOU@edcgov.us

Tue, Oct 30, 2012 at 12:38 PM

Data from form "TGPA-ZOU October NOP Public Comment Form" was received on 10/30/2012 12:38:45 PM.

Contact information.

| Field               | Value                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Subject             | Notice of Preparation October Public Comment Form                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| First Name          | Kathleen                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Last Name           | Newell                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Address             | P.O. Box 906                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| City                | Shingle Springs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| State               | CA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Zip                 | 95682                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Organization/Agency | Self                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Email Address       | knewell@live.com                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Add Email Address   | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Primary Interest    | Both                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| AdditionalComments  | <p>October 30, 2012 Please include my comment as part of the public record for the second NOP for the Gen Plan/Zoning update. I would like the glossary to include the definition for a "Farm Stay." This site, <a href="http://www.farmstayus.com/for-guests/what-is-a-farm-stay">http://www.farmstayus.com/for-guests/what-is-a-farm-stay</a> offers a good source for defining a Farm Stay. In a nutshell, it's a specific type of agrotourism... People stay at a working farm to re-connect to the farming experience, i.e., Farm Stays show the public how our food is produced while also providing a revenue source for farmers (including wineries and ranchers). Please consider including Farm Stays as viable option in your Agriculture, Ranch Marketing and Winery documents. Thank you, Kathleen Newell</p> |

Email "Notice of Preparation Public Comment Form" originally sent to TGPA-ZOU@edcgov.us from knewell@live.com on 10/30/2012 12:38:45 PM

230169





# Notice of Preparation Public Comment Form

1 message

**michelle@mmsstrategies.com** <michelle@mmsstrategies.com>  
To: TGPA-ZOU@edcgov.us

Thu, Oct 11, 2012 at 2:20 PM

Data from form "TGPA-ZOU October NOP Public Comment Form" was received on 10/11/2012 2:20:11 PM.

Contact information.

| Field               | Value                                             |
|---------------------|---------------------------------------------------|
| Subject             | Notice of Preparation October Public Comment Form |
| First Name          | Michelle                                          |
| Last Name           | Smira                                             |
| Address             | 2100 Twenty First Street                          |
| City                | Sacramento                                        |
| State               | CA                                                |
| Zip                 | 95818                                             |
| Organization/Agency |                                                   |
| Email Address       | michelle@mmsstrategies.com                        |
| Add Email Address   | Yes                                               |
| Primary Interest    | Both                                              |
| AdditionalComments  |                                                   |

Email "Notice of Preparation Public Comment Form" originally sent to TGPA-ZOU@edcgov.us from michelle@mmsstrategies.com on 10/11/2012 2:20:11 PM.

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