



PC 4-8-21  
Public Forum | Public Comment  
Julie Saylor <julie.saylor@edcgov.us>  
7 pages

## Re: 2510 Bedford Avenue Placerville

1 message

**Julie Saylor** <julie.saylor@edcgov.us>

Mon, Mar 29, 2021 at 2:21 PM

To: Lori Nalley <linalley@golyon.com>

Cc: The BOSTHREE <bosthree@edcgov.us>, Robert Peters <robert.peters@edcgov.us>, Jeanette Salmon <jeanette.salmon@edcgov.us>, Tiffany Schmid <tiffany.schmid@edcgov.us>, Breann Moebius <breann.moebius@edcgov.us>, Rommel Pabalinas <rommel.pabalinas@edcgov.us>, Debra Ercolini <debra.ercolini@edcgov.us>, Patricia Soto <patricia.soto@edcgov.us>, Krystina Baudrey <krystina.baudrey@edcgov.us>, Christopher Perry <christopher.perry@edcgov.us>, Jessica Dillon <jessica.dillon@edcgov.us>

Good afternoon Lori,

I will ensure this public comment is added to the Planning Commission's April 8th Open Forum portion of the meeting. These comments will be provided to the Commission but it is not standard practice to read public comments out loud.

If you would like to join the Planning Commission's meeting of April 8th to speak to the Commission during Open Forum, please follow the Public Participation Instructions in the meeting agenda which is attached and also available online: <https://eldorado.legistar.com/View.ashx?M=A&ID=847094&GUID=1A0FFC79-0C33-4ACB-916C-6C375B4625B6>

Thank you,

**Julie Saylor**

Clerk of the Planning Commission

**County of El Dorado**

Planning and Building Department

2850 Fairlane Court

Placerville, CA 95667

(530) 621-5351

[julie.saylor@edcgov.us](mailto:julie.saylor@edcgov.us)

On Mon, Mar 29, 2021 at 2:14 PM Lori Nalley <linalley@golyon.com> wrote:

Hi Julie,

Thank you for taking my call the other day. I have attached a letter regarding our parcels and request that it be read to the El Dorado County Planning Commission at the next meeting. I have copied the District 3 Supervisor Wendy Thomas and Robert Peters, El Dorado County Deputy Director of Planning.

I look forward to working together to get this problem resolved.

Sincerely,

Lori Nalley  
530-417-5438

Lyon Real Estate  
Top Achiever 2013-2020  
El Dorado County Association of Realtors  
Realtor® BRE 01519962

3/29/2021

Edcgov.us Mail - Re: 2510 Bedford Avenue Placerville




Office: 530-672-4530  
Cell: 530-417-5438  
Inalley@golyon.com  
Website: <http://Inalley.golyon.com/>

To download my mobile app: Lori's Mobile App

I have not verified any of the Information contained in the documents prepared by others.

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 **PC 04-08-21 Agenda.pdf**  
91K

March 26, 2021

To: El Dorado Planning Commission Open Forum for Public Comment – Add to the agenda to be read

Re: 2510 Bedford Avenue  
APN 050-010-38-100 37.89 acres split RE-20 and OS (Old APN 050-16-100)  
and APN 050-010-35-100 14.7 acres zoned OS

Dear Planning Commissioners:

In 2013 we purchased two adjoining parcels (One zoned RE-20 and one zoned Open Space) at the top of Bedford Avenue. Prior to the purchase of the property we met with El Dorado County Building and Planning to confirm that we could build on the Open Space parcel. The parcels were partially cleared in order to build a home and later a swimming pool, landscape, a shop, and an orchard. From 2013 through 2016 we drilled a well, pushed a road that met El Dorado County Fire requirements, pulled power, and applied for and received an address from El Dorado County. Shortly thereafter we contracted with Terry Stigall to build our home.

On March 10, 2016 in preparation of the build, I went in to the El Dorado County Planning Dept and met with Tom Dougherty, Associate Planner. Tom advised me that the rules for Open Space had changed and we were no longer allowed to build a home on our property. Following an in- depth explanation on all the improvements we had systematically made in preparation to build, I reached out to Roger Trout and Lillian MacLeod, Principal Planners and Brian Veerkamp, El Dorado County Supervision for District 3 for assistance.

On March 15, 2016 Lillian MacLeod, Principal Planner advised me by email that the County will initiate a map correction for our property to change the zoning from Open Space to Rural Land 20 Acres and that the base zone would then be consistent with the surrounding zoning, which in turn would enable us to proceed with plans to construct our house. Additionally, she said that El Dorado County would have the map correction completed by the time we were issued a final occupancy of our building permit. Along with the General Plan changes there was also a new mineral overlay setback change from the original 50' setback to 250' setback. Due to the new mineral overlay we were required to hire a surveyor and merge two parcels in order to meet the 250' mineral overlay setback in order to build. A building permit was issued November 16, 2016 and our new home at 2510 Bedford Avenue Placerville was finalized for occupancy on November 7, 2017. At this time, and as a result of the final permit being signed-off we were under the belief that El Dorado County had completed the re-zone as discussed.

On January 24, 2019 I received a letter in the mail regarding a Planning Commission Meeting that listed our parcels (North Placerville area Re-zone 4 parcels) which was news to us. This was removed from the Planning Commission meeting due to needing further review (see highlighted are on attached Planning Commission Agenda). I attended this meeting and stood

up and spoke to the planning commissioners regarding the above. Following this meeting I met with Lindsay Alagozian, Senior Planner to go over the above and I was told that she would review and keep me posted progress. We never heard from Lindsay again.

In October 2020 I went into El Dorado County Building and Planning to apply for an inground swimming pool permit. I paid half of the fee to the building dept and then went to the planning dept and was told that I could not build a pool in our backyard because my house is built on open space. In November of 2020 we had a phone conversation with Robert Peters to explain in depth the above circumstances and how we can work together to fix it. Wendy Thomas office was also contacted.

On February 2, 2021 Robert Peters advised that his staff had concluded an exhausted review of the County's documents. The conclusion of the County's research states that the subject parcels were included in two 2017 resolutions of intent #17-0901 that were brought to the Board for Major Amendments to the Zoning Ordinance following the Target General Plan Amendment Zoning Ordinance Update (TGPA/ZOU) that was approved in 2015. The January 24<sup>th</sup> Planning Commission meeting workshop that I attended there was a staff memo (19-0020 which we did not receive a copy or notification) for the above Major Amendments identified our parcels to not be continued to be evaluated for rezoning.

Here are the issues at hand that affect our property:

1. Our home was constructed under the County's new zoning ordinance which does not allow residential building on Open Space. We were of the understanding that our parcels would be re-zoned by the county before final occupancy per the emails that I have from the El Dorado County Planning Dept. We were issued a building permit by El Dorado County – Not a non-conforming use building permit.
2. The Planning Dept has advised that we could seek to process a privately initiated General Plan Amendment and Rezone to change the Open Space to RE-20 allowing residential uses which would also require additional environmental analysis.
3. Under current zoning of Open Space the proposed swimming pool, future shop, and orchard are considered an expansion of an existing non-conforming use and will require special permitting with much additional work and cost. With the initiation of a re-zone of our two parcels it would make our home consistent with the surrounding homes and zoning.
4. We have a total of 6 continuous parcels – two of which are zoned RE-10/RE-20. The parcels zoned OS that are not listed above are not in question – they can remain open space. The two parcels in question that we have built our home on need to be re-zoned to RE-10/RE-20. Our home is currently considered a non-conforming structure which severely diminishes the value and desirability.

We are writing to request that El Dorado County initiate a general plan amendment to re-zone the above parcels from Open Space to RE-10/RE-20 thus making our parcels consistent with the surrounding homes on acreage that surround our property and thus enable us to build a swimming pool, shop, and orchard like a normal RE-20 zone would allow. We were told that this would be done for us many years ago by El Dorado County Planning and we do not feel that we should have to privately initiate a General Plan Amendment and rezone. If the County would have advised us of the non-conforming issues we were to face in the future at the time we applied for a building permit we would have postponed our project until the issues were resolved. We were required to hire a surveyor in order to do a parcel merge prior to building due to the new 250' mineral overlay setback that was put into effect with the new General Plan (prior to the new General Plan the mineral overlay setback was 50').

We would like to invite you up to the property at any time to see our home and the surrounding land around it. We are longtime residents of El Dorado County and enjoy the quality of life that our county has to offer. Thank you for your time and consideration.

Mark and Lori Nalley  
2510 Bedford Avenue  
Placerville CA 95667  
530-417-5438  
530-417-5439



# Title 130 Zoning Ordinance Major Amendments - Project Information

## Planning Commission Public Workshop

8:30 a.m. on Thursday,  
January 24, 2019

*To solicit comments and  
feedback from the community  
and interested persons on the  
content of the upcoming  
amendments to Title 130  
Zoning Ordinance*

Regular Meeting of the  
Planning Commission,  
PC Hearing Room, Bldg. C  
2850 Fairlane Ct., Placerville

## Background

December 15, 2015 – Board  
adopted comprehensive Zoning  
Ordinance Update (ZOU)

September 12, 2017 – Board  
adopted two resolutions of  
intentions (ROIs): ROI 139-2017  
for minor amendments and ROI  
140-2017 for major zoning  
amendments

August 14, 2018 – Board  
adopted Title 130 Zoning  
Ordinance Minor Amendment

## Questions?

Contact: Lindsey Alagozian,  
Senior Planner  
(530) 621-5362  
[lindsey.alagozian@edcgov.us](mailto:lindsey.alagozian@edcgov.us)

## Project Overview

The El Dorado County Planning and Building Department has initiated the Zoning Ordinance Major Amendment project. The project consists of modifications to existing land uses including agricultural related land uses, improvements to planning permit processing including general review procedures, modifications to public noticing, and several parcel specific rezones. It is anticipated that staff will be scheduling formal public hearings in the spring and summer of 2019.

## Proposed Project

### Land Use Amendments

- Distillery
- Professional & Medical Offices
- Winery: Full Service Facilities
- Vehicle Sales & Rentals
- Self Storage (Mini Storage)
- Drive Through Facilities
- Aviaries (Bird Keeping)
- Mobile Services

### Agricultural Related Land Use Amendments

- Ranch Marketing Uses for Agricultural Grazing Lands – Large Animal
- Wineries Allowed Uses

### Planning Permit Processing | Public Noticing

- General Review Procedures
- Public Notice Requirements & Procedures
- Home Occupation Limitations
- Child Care Facilities
- Temporary Use Permit

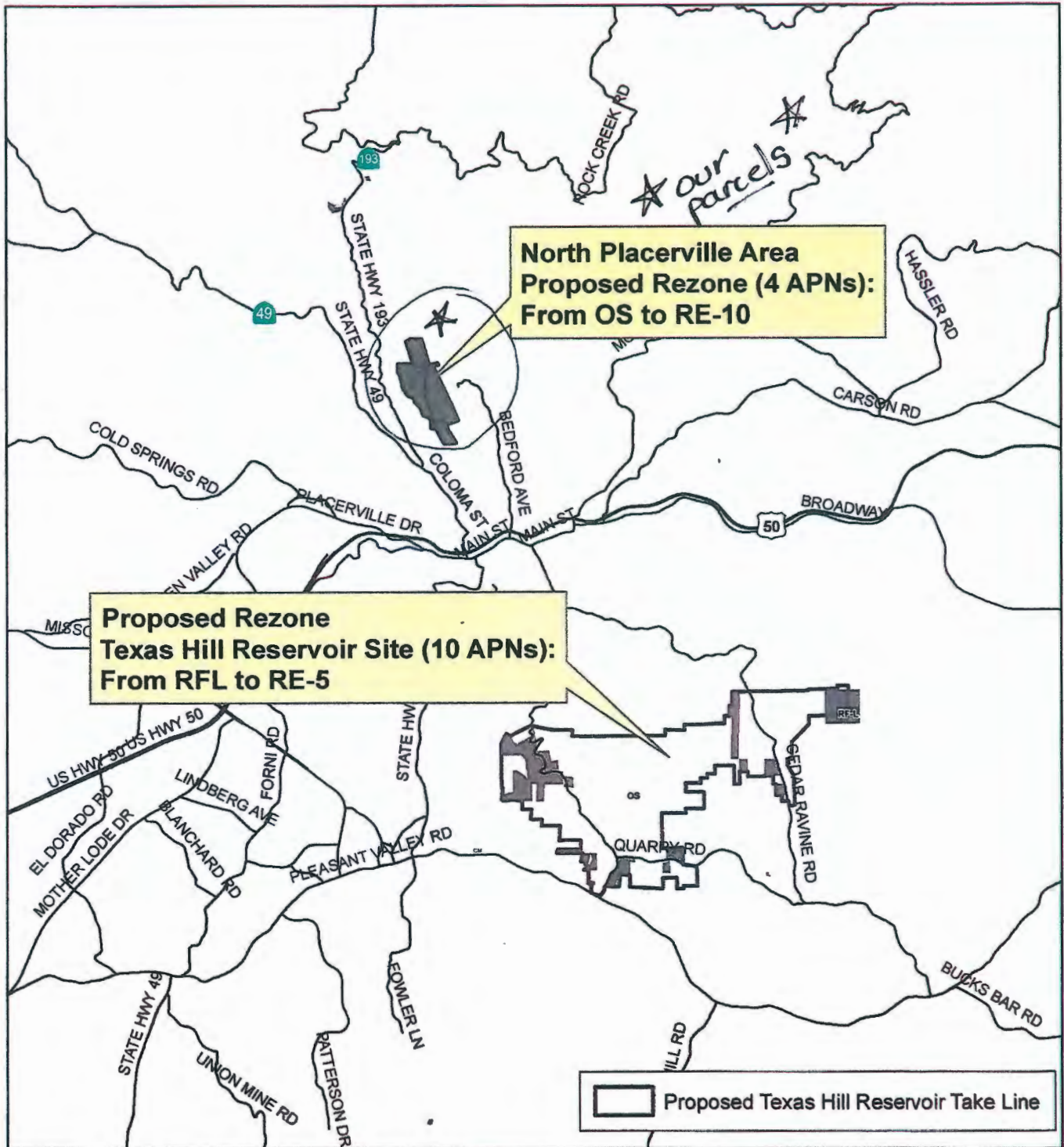
### Parcel Specific Rezones

- Somerset Area – 1 parcel
- Greenwood Area – 4 parcels
- Meeks Bay Area – 12 parcels
- Mt. Aukum Area – 1 parcel

### Items recommended to be removed, due to additional analysis needed

- Garden Valley Area Rezone – 1 parcel
- North Placerville Area Rezone – 4 parcels
- Texas Hill Reservoir Area Rezone – 10 parcels
- Pilot Hill Area Rezone – 1 parcel
- Allow Residential Uses in the Open Space land use designation
- Temporary Camping

Staff Memo - Exhibit L  
**Proposed Rezone: North Placerville and  
 Texas Hill Areas**



**Texas Hill Reservoir APNs:**  
 051-420-09; 051-420-21; 051-420-23; 051-420-35;  
 051-450-30; 051-450-31; 051-481-08; 051-481-21;  
 051-481-77; 051-481-78

**North Placerville APNs:**  
 050-010-34; 050-010-35; 050-010-37; 050-010-38