



COMMUNITY DEVELOPMENT SERVICES

PLANNING AND BUILDING DEPARTMENT

LONG RANGE PLANNING

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-4650, Fax (530) 642-0508

Date: April 5, 2019

To: Agricultural Commission (Agenda Date: April 10, 2019)

From: Anne Novotny, Deputy Director of Planning

Subject: **Proposed Zoning Ordinance Major Amendments - Agricultural Related Items (File No. OR17-0002)**

EXECUTIVE SUMMARY

The El Dorado County Planning and Building Department, Planning Services Division, Long Range Planning Unit has initiated the Zoning Ordinance Major Amendments project to address issues identified during implementation of the comprehensive Zoning Ordinance Update adopted by the Board of Supervisors on December 15, 2015. The proposed project includes modifications to existing land uses, additional or expanded 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.

The specific agricultural related text amendments include modifications to Ranch Marketing Uses for Agricultural Grazing Lands and Full Service Winery Facilities. Additionally, there are two parcel specific rezones that will correct documented mapping errors involving agriculturally zoned lands within the Mount Aukum and Placerville area. Staff has prepared the proposed agricultural related zoning amendments for consideration and is requesting a formal recommendation from the Agricultural Commission. This recommendation will then be forwarded to the Planning Commission and, subsequently; final action to be taken by the Board of Supervisors.

BACKGROUND / HISTORY

On December 15, 2015, the Board of Supervisors (Board) adopted a comprehensive Zoning Ordinance Update (ZOU) and directed staff to return to the Planning Commission and Board to report on implementation of the ordinance. From January 2016 through June 2017, staff compiled a list of proposed minor and major amendments to the Zoning Ordinance and Zoning Map to address issues identified during implementation of the ZOU.

On September 12, 2017, the Board adopted two Resolutions of Intention (ROIs) to initiate the proposed amendments to Title 130 (Zoning Ordinance): ROI 139-2017 for the Minor Amendments and ROI 140-2017, Legistar File 17-0901 for the Major Amendments (Exhibit A).

On March 14, 2018, the Agricultural Commission held a public hearing regarding agricultural related items of the Minor Zoning Ordinance Amendments and forwarded a recommendation of approval to the Planning Commission. At this hearing, the Agricultural Commission was informed about the upcoming agricultural related items of the Zoning Ordinance Major Amendments project which at the time included the following: 1) expansion of winery uses for specified zones within General Plan Agricultural Districts; 2) expansion of ranch marketing uses for livestock grazing operations; and 3) adding “Aviaries, Commercial” to animal raising as an allowed use by Conditional Use Permit in Residential, One to Three Acres (R1A, R2A, R3A), and Residential, Estate (RE) zones. (Refer to the County’s online agenda calendar: <https://eldorado.legistar.com/Calendar.aspx>, Board of Supervisors Agenda Date: 9/12/2017, Item 21, File No. 17-0901, Executed Resolution 140-2017, Exhibit A, Line Item No. 4, 5, and 7).

On June 28, 2018, the Planning Commission held a public hearing on the Zoning Ordinance Minor Amendments and Minor Revisions to the Zoning Map and approved staff’s recommended actions to forward to the Board.

On August 14, 2018, the Board adopted the Title 130 Zoning Ordinance Minor Amendment (Ordinance No. 5090) and a separate rezone ordinance (Ordinance No. 5088) to correct 11 parcel-specific errors on the adopted Zoning Map. The Title 130 Zoning Ordinance Minor Amendment became effective on September 13, 2018.

On January 24, 2019, staff conducted a Planning Commission public workshop for information purposes only, regarding the proposed Zoning Ordinance Major Amendments project. Staff presented an outline of the components of the project for purposes of soliciting early community engagement and direction from the Planning Commission.

PROPOSED PROJECT

The Zoning Ordinance Major Amendments project includes modifications to both the text and Zoning Map. The proposed text amendments involve the following land uses: distilleries; professional and medical offices; vehicle sales and rentals; self storage (mini-storage); drive through facilities; winery: full service facilities in the Commercial, General zone; aviaries; and mobile services. The agricultural related land use items include expanding ranch marketing uses for agricultural grazing lands and expansion of full service wineries. Additionally, modifications are proposed to planning permit processing and public noticing procedures including the following: general review procedures; public notice requirements and procedures; home occupation limitations; child care facilities; and temporary use permits.

There are also several proposed rezones that will correct documented mapping errors and include the following areas: Somerset (one parcel); Greenwood (four parcels); Meeks Bay Area (12 parcels); Mount Aukum (one parcel); and Placerville (two parcels).

Agricultural-Related Components of the Proposed Zoning Ordinance Major Amendments

The proposed Zoning Ordinance Major Amendments includes modifications to several agricultural related land uses and rezones of agricultural lands that will correct documented mapping errors. Since staff presented the components of the project to the Agricultural Commission in March of 2018, staff has determined that the allowance of aviaries is more appropriately a land use amendment and does not fall under the purview of the Agricultural Commission. Each agricultural amendment is identified in subsequent sections of the staff report.

Ranch Marketing Uses for Agricultural Grazing Lands

Currently, the Zoning Ordinance allows commercial activities on agricultural lands which are accessory to an agricultural operation. Such commercial activities includes the following: processing; packaging; sale of agricultural products; bake shop; dining facility; handicrafts; food stand and chuck wagon; and special events. Currently, this land use is allowed only in the Agricultural Grazing (AG) zone. The proposed zoning amendment will allow ranch marketing uses in all agricultural zones including: Agricultural Grazing (AG), Limited Agricultural (LA), and Planned Agricultural (PA). At the Planning Commission public workshop on January 24, 2019, this proposed amendment did not receive any comments by the Planning Commission or the public. The full text of the proposed agricultural-related amendments is included in the staff report (Exhibit B).

Wineries: Full Service Facilities

Currently, the Zoning Ordinance defines a winery as a “facility producing and bottling wine for sale”. Full service facilities are defined as “those facilities used for production, bottling, wine tasting, and retail sales of wine and other incidental goods”. A full service winery use is currently allowed by Conditional Use Permit (CUP) in the Limited Agricultural (LA) zone if located on property totaling 10 acres or greater. The proposed amendment would allow the full service winery uses by right in the LA zone, if 10 acres or greater and within General Plan Agricultural Districts and would allow full service winery uses by CUP in the LA zone, if 10 acres or greater and out of Agricultural Districts.

At the Planning Commission public workshop on January 24, 2019, one commissioner requested that staff consider the allowance to apply to property of 20 acres or greater, instead of 10 acres, and within General Plan Agricultural Districts. Staff has researched the list of active wineries within El Dorado County and has determined that there are approximately 107 active wineries (Exhibit C). Out of the 107 active wineries, 57 wineries were identified through business licensing information and acreages were derived for said wineries. Out of 57 wineries, a total of

27 wineries or 47 percent are 20 acres or less in size. The small data sample demonstrates that a large percentage of existing wineries all throughout El Dorado County are 20 acres or less in size. Given the high number of existing wineries under 20 acres in size, staff does not recommend modifying the Wineries Allowed Uses Matrix by increasing the acreage threshold from 10 to 20 acres. Increasing the threshold to 20 acres could potentially result in many non-conforming wineries based upon their existing acreage.

Agricultural Lands Rezones

Staff has identified the following parcel specific rezones involving agricultural zoned lands to correct documented mapping errors of the Zoning Map.

Mount Aukum Area (one parcel)

Assessor Parcel Number (APN): 095-160-15 is approximately 13.17± acres in size, currently zoned Limited Agricultural – 10 acres (LA-10) and designated as Rural Residential (RR) in the General Plan. Several years ago, the former property owner had requested a rezone through the Ag Opt-In process and the County agreed to rezone the property to Planned Agricultural – 10 acres (PA-10). However, this rezone was omitted in error. On February 12, 2019, El Dorado County received a letter from the current property owner describing their involvement with the rezoning of this property (Exhibit D). At the Planning Commission public workshop of January 24, 2019, the Commission did not have any comments regarding this rezone. The current property owner attended the public workshop and offered support for the rezone. Planning staff is recommending that this parcel be rezoned from LA-10 to PA-10 (Exhibit E).

Placerville Area (two parcels)

Assessor Parcel Numbers (APNs): 084-200-57 and 084-200-12 are approximately 42 acres in size, currently zoned Limited Agricultural – 10 acres (LA-10) and designated as Rural Residential (RR) in the General Plan. Several years ago, the property owner had requested a rezone through the Ag Opt-In process and while the County agreed to rezone the property to Planned Agricultural – 10 (PA-10). However, this rezone was omitted in error. Staff was not aware of these incorrectly zoned properties until after the Planning Commission public workshop of January 24, 2019. The current property owner contacted planning staff after the public workshop and provided the necessary documentation indicating that the property is currently incorrectly zoned (Exhibit F). Planning staff is recommending that this property be rezoned from LA-10 to PA-10 (Exhibit G).

Staff Recommendation

Staff recommends the Agricultural Commission forward a recommendation to the Planning Commission and Board of Supervisors to approve the proposed agricultural-related zoning amendments as presented by staff.

Next Steps

The Agricultural Commission’s recommendations for the Zoning Ordinance Major Amendments will be forwarded to the Planning Commission for review, tentatively in late-May or June. At that time, the Planning Commission will hold a public hearing to receive public comment, review applicable environmental documents as required by the California Environmental Quality Act (CEQA), and make recommendations to the Board for consideration at the Board’s final adoption hearing tentatively anticipated to be held July 23, 2019.

Contact

Michael Nihan, Principal Planner
Planning and Building Department, Planning Services, Long Range Planning Unit

Staff Memo Exhibits

- Exhibit A.....ROI 140-2017 Zoning Ordinance Major Amendments
- Exhibit BProposed Agricultural-Related Zoning Ordinance Major Amendments (full text)
- Exhibit CWineries List
- Exhibit D.....Property Owner Letter APN: 095-160-15 Mount Aukum Area
- Exhibit EProposed Rezone Mount Aukum Area
- Exhibit F.....Property Owner Letter APNs: 084-200-57 and 084-200-12 Placerville Area
- Exhibit G.....Proposed Rezone Placerville Area



EXHIBIT A

RESOLUTION NO. 140-2017

RESOLUTION OF INTENTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO TO AMEND THE ZONING CODE (TITLE 130)

WHEREAS, the County of El Dorado is mandated by the State of California to maintain an adequate and proper General Plan; and

WHEREAS, the County of El Dorado adopted a General Plan in 2004; and

WHEREAS, many policies, programs, and implementation measures are implemented through the Zoning Ordinance; and

WHEREAS, on December 15, 2015, the El Dorado County Board of Supervisors adopted a comprehensive update of the Zoning Ordinance which became effective on January 15, 2016; and

WHEREAS, after more than 18 months of implementation of the 2015 Zoning Ordinance Update, a number of major changes and corrections have been identified based on comments received by members of the Board of Supervisors, members of the public and County staff; and

WHEREAS, pursuant to Section 130.63.020 of the Zoning Ordinance, which requires Zoning Ordinance amendments to be initiated by a Resolution of Intention;

NOW, THEREFORE, BE IT RESOLVED, that the El Dorado County Board of Supervisors will set a public hearing to consider proposed amendments to the El Dorado County Zoning Code (Title 130) of the County Code of Ordinances, as generally described below and as more specifically described in Exhibit A, attached hereto and incorporated herein:

- A. Major text changes in order to regulate new or expanded land uses not included in the 2015 Zoning Ordinance Update;
- B. Broad policy changes (e.g. changes to current agricultural setback regulations); and
- C. Focused Countywide amendments to the Zoning Map (e.g. consider allowing residential uses on lands zoned Open Space (OS) or Recreational Facility (RF) under specific and limited circumstances.

BE IT FURTHER RESOLVED that the Board of Supervisors hereby authorizes the Planning and Building Department - Long Range Planning, to proceed with the preparation of all necessary documentation and environmental review requirements pursuant to the California Environmental Quality Act; and

BE IT FURTHER RESOLVED that the Agricultural Commission, Planning Commission, and Board of Supervisors will hold public hearings to consider the proposed amendments.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors hereby authorizes the Planning and Building Department - Long Range Planning, to proceed with the preparation of the above stated amendments/updates to the Zoning Ordinance.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the 12th day of September, 2017, by the following vote of said Board:

Ayes:Ranalli,Novasel,Hidahl,Frentzen,Veerkamp

Attest:

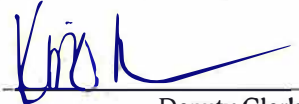
James S. Mitrising

Clerk of the Board of Supervisors

Noes:None

Absent:None

By:



Deputy Clerk

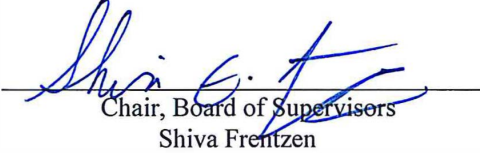

Chair, Board of Supervisors
Shiva Frentzen

EXHIBIT A
Proposed Zoning Ordinance Major Amendments
Staff Review Draft – 7/26/17

Item No.	ZO/Chapter/Section	Revision	Reason for Revision
	ARTICLE 3		
1.	Section 130.20.040.B (Exemptions From Planning Permit Requirements)	Add new exemption for “Mobile Services”.	Major Zoning Text: Consider new exemption from Planning Permit requirements for temporary mobile uses
	ARTICLE 5		
2.	Section 130.04.015 (Notice Requirements and Procedure)	(Renumbered) Section 130.51.051: Add new public notice sign requirements to address issues such as sign size/visibility, sign orientation, posting timeframes and standard posting language.	Major Zoning Text: Add new public notice sign requirements for clarity and better visibility. <u>Consider minimum public notice requirements for County projects.</u>
3.	Section 130.40.100.B (Campgrounds and Recreational Vehicle Parks – Temporary Camping)	Expand temporary camping, not to exceed 30 days, outside existing campgrounds and RV parks (Section 130.40.100.B).	Major Zoning Text: Temporary camping, not to exceed 30 days, is currently allowed in campgrounds and RV parks (Section 130.40.100.B). Should temporary camping be allowed in other zones? If so, how should it be regulated?

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Item No.	ZO/Chapter/Section	Revision	Reason for Revision
4.	Table 130.40.400.1 (Wineries Allowed Use Matrix)	Proposed amendments to Table 130.40.400.1: 1. Add Limited Agriculture (LA) to the “Planned Agriculture 10 -19.9 Acres in Ag District” Section; 2. Remove the upper limit acreage (19.9) from the same column; and 3. Add “Out of Ag District” to the existing column labeled: “LA 10+ Acres.”	Major Zoning Text: Recommended amendments from the Agricultural Commission and Planning/Building Dept. Director to expand winery uses within General Plan Agricultural Districts
5.	Section 130.40.260.H and Table 130.40.260.3 (Ranch Marketing Provisions for Agricultural Grazing Lands)	Expand the zones eligible to use Ranch Marketing Agricultural Grazing uses to include both Planned Agricultural (PA) and Limited Agricultural (LA) Zones	Major Zoning Text: LA and PA zones already allow grazing uses and should be allowed to participate in applicable ranch marketing activities
6.	Section 130.40.100.A.2 (Large Family Day Care Homes)	Proposed removal of public notice requirement for Large Family Day Care Homes under Section 130.40.100.D.2 (Administrative Permit – public notice)	Major Zoning Text: Consider removing public notice requirement for Large Family Day Care Homes
7.	Section 130.40.080.1 (Animal Raising and Keeping Matrix)	Consider Adding “Aviaries, Commercial” (Allowed by CUP in R1A through RE Zones) to animal raising and keeping matrix	Major Zoning Text: Aviaries are not currently listed in the Zoning Ordinance

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Item No.	ZO/Chapter/Section	Revision	Reason for Revision
8.	(New) Section 130.52.060.F (Repeating Uses at Same Site)	Add new Subsection 130.52.060.F (Repeating Uses at Same Site) as follows: “Section 130.52.060 F (Repeating Uses at Same Site): <u>The Director may require a CUP instead of a TUP based on the use of permanent structures, the repeated nature of the use, and/or the history of similar TUPs on the same site.</u> ”	Major Zoning Text: Change gives Director flexibility to regulate long-term management of a specific site through a CUP rather than serial TUP’s.
9.	Section 130.40.160.F.6 (Home Occupations – Personal Services)	Add “Those” before “Personal services”. Add “that are similar to self-service laundries and dry cleaners” after “as defined in Article 8”.	Major Zoning Text: Consider adding Personal Services to uses allowed by right in home occupations. Note: most personal services, excluding laundries and dry-cleaners, were allowed by right in the previous (pre-2015) Zoning Ordinance
	ARTICLE 8		
10.	Section 130.80.020 (Glossary)	Add text “ Mobile Services: <u>Mobile services: Services (whether non-profit or for profit) provided from a vehicle to residents of a dwelling or any other site, including but not limited to: pet grooming, auto detailing, home cleaning service, dental service, book mobile, ice cream truck, etc.</u> ” <u>Mobile food vendors are regulated under the Administrative Permit process as “Sales; Temporary Outdoor”, unless associated with a commercial site or parks and authorized under the zoning or other zoning permit for a site.</u> “ between “Mobile/Manufactured Home Sales Lots” and “Model Home(s)”	Major Zoning Text: Consider new exemption for “mobile services” uses that do not create potential zoning conflicts, and therefore, should not require a Planning Permit

EXHIBIT A
Proposed Zoning Ordinance Major Amendments
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Item No.	ZO/Chapter/Section	Revision	Reason for Revision
	Zoning Tables		
11.	Table 130.23.020 (Industrial/R&D Zones Use Matrix)	Under Commercial subheading: Add “Self-Storage (Mini-storage)” and include use notations after the following zones “IL: <u>P</u> , IH: <u>P</u> , R&D: <u>CUP</u> ”.	Major Zoning Text: Consider allowing self-storage uses in Industrial/R&D Zones
12.	Table 130.25.020 (Special Purpose Zones Use Matrix)	Under Commercial subheading: Add “Self-Storage (Mini-storage)” and add use notation after the following zone: “TC: <u>CUP</u> ”	Major Zoning Text: Consider allowing self-storage uses in TC zones
13.	Table 13.22.020 (Allowed Uses and Permit Requirements for the Commercial Zones)	Under Commercial General (CG) Heading: 1. Winery Use Category/Full Service Facilities: Change from prohibited to <u>P</u> . 2. Restaurant Use Category: Change from prohibited to <u>P</u> . 3. Offices: Professional/Medical: Change from prohibited to <u>P</u> for both categories.	Major Zoning Text: Consider expanding uses allowed by right in the General Commercial (CG) Zone District
14.	Table 130.22.020 (Allowed Uses and Permit Requirements for the Commercial Zones)	Under Commercial Main Street (CM) Heading: 1. Outdoor Entertainment: Change use matrix from prohibited to CUP; 2. Winery: Change Production from prohibited to CUP.	Major Zoning Text: Consider expanding uses allowed by CUP in the Mainstreet Commercial (CM) Zone District
15.	Table 130.22.020 (Allowed Uses and Permit Requirements for the Commercial Zones)	General Amendment to Table 13.22.020: Add “Distillery” as new commercial use and identify whether it is prohibited, allowed or requires CUP in each zone.	Major Zoning Text: Use not addressed in 2015 Zoning Ordinance Update

EXHIBIT A

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Proposed Zoning Ordinance Major Amendments
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Item No.	ZO/Chapter/Section	Revision	Reason for Revision
16.	Table 130.25.020 (Special Purpose Zones Use Matrix)	Under Residential Zones, add residential uses as an allowed use (“P”) in all Special Purpose Zones.	Major Zoning Text: Based on public request and supported by Gen Plan Policy 2.2.3.1 and Table 2-4, consider adding residential uses as an allowed use in all Special Purpose zones.
17.	Table 130.23.020 (Industrial/R&D Zones Use Matrix)	Under Commercial use type-under the Automotive and Equipment heading, add “Vehicle Sales and Rentals” to uses allowed by right (“P”) in the IL Zone and by CUP in the IH Zone.	Major Zoning Text: Consider allowing auto sales/rentals in Industrial Zones (IL and IH). Uses are generally compatible with most low-intensity industrial uses and potentially compatible with high-intensity industrial uses.

EXHIBIT A
Proposed Zoning Ordinance Major Amendments
Staff Review Draft – 7/26/17

Item No.	Zoning Map Amendments	
	Parcel ID	Proposed Revision
18.	051-481-21, 051-481-78, 051-481-77, 051-481-08, 051-450-30; 051-420-09, -21, -23 -35; 051-450-30, -31; 051-481- 77	Texas Hill Reservoir properties APNs: Rezone from RFL to RE-5, to reflect privately owned parcels designated Open Space on the General Plan Land Use Map. <i>Note: This proposed amendment is not consistent with General Plan Land Use Element Table 2-4 (General Plan LUD and Zoning District Consistency Matrix) – Only Zones LA, PA, RL, AG, RFL, RFH, OS and TC are consistent with OS Land Use Designation – Further action could require General Plan amendments for consistency.</i>
19.	050-010-16	North Placerville APN: Rezone from RFL to RE-10 to reflect privately held parcel designated Open Space. <i>Note: This proposed amendment is not consistent with General Plan Land Use Element Table 2-4 (General Plan LUD and Zoning District Consistency Matrix) – Only Zones LA, PA, RL, AG, RFL, RFH, OS and TC are consistent with OS Land Use Designation – Further action could require General Plan amendments for consistency.</i>
20.	046-370-42	Weber Reservoir APN: Rezone from RFL to RE-5, to reflect privately owned parcels designated Open Space. <i>Note: This proposed amendment is not consistent with General Plan Land Use Element Table 2-4 (General Plan LUD and Zoning District Consistency Matrix) – Only Zones LA, PA, RL, AG, RFL, RFH, OS and TC are consistent with OS Land Use Designation – Further action could require General Plan amendments for consistency.</i>
21.	Countywide	Potential Policy Amendment: Agricultural Setbacks

EXHIBIT A

2. Retail sales in compliance with Subsection F.1.d (Ranch Marketing Uses: Retail Sales) above in this Section.
3. The sale of pre-cut Christmas trees grown off-site provided they are sold concurrently with Christmas trees grown on-site and the primary crop (greater than 51 percent) is grown on-site.
4. Special events outside of the Christmas tree season on lots of 10 acres or more, subject to the following minimum standards:
 - a. Two events on lots with five acres or more of planted Christmas trees.
 - b. Five events on lots with ten acres or more of planted Christmas trees.

- H. **Ranch Marketing Provisions for Agricultural Grazing Lands (Large Animal).** The provisions of this Subsection apply only to cattle grazing operations and are not in addition to other uses allowed by this Section. The following ranch marketing provisions shall provide a ranch atmosphere and natural environment for Guest Ranches, as allowed for in 130.40.170 (Lodging Facilities) above in this Chapter and as defined in Article 8 (Glossary) of this Title, and other events and activities defined in this ordinance and shall be allowed on land zoned Agricultural Grazing (AG), Planned Agricultural (PA), and Limited Agricultural (LA) when in compliance with all applicable provisions an development standards of this section. Table 130.40.260.3 (Ranch Marketing Uses for Agricultural Grazing Lands) below in this Section identifies the allowed Ranch Marketing uses for Agricultural Grazing Lands with large animal operations, subject to the provision below.

Table 130.40.260.3 – Ranch Marketing Uses for Agricultural Grazing Lands

AG: Agricultural Grazing <u>LA: Limited Agricultural</u> <u>PA: Planned Agricultural</u>	P A T CUP MUP ---	Permissible (allowed) use Administrative permit required (130.52.010) Temporary use permit required (130.52.060) Conditional use permit required (130.52.021) Minor use permit required (130.52.020) Use not allowed in zone		
	<u>PERMIT REQUIRED BY ZONE</u>			
USE TYPE	<u>AG, LA & PA</u> (160+ acres)	<u>AG, LA & PA</u> (40 to 160 acres)	<u>AG, LA & PA</u> (less than 40 acres)	Reference
Agricultural Museums	P	P	MUP	—
Art/Merchandise sales	P	P	MUP	—
Campground				—
Temporary	P	P	A	
Permanent	CUP	CUP	CUP	130.40.100
Commercial Kitchen				—
Catering, off site	P	P	MUP	—
Food preparation, on-site	P	P	MUP	—
Dining facility	CUP	CUP	CUP	—
Events				—
Marketing/promotional	P	P	CUP	—
Special	P	A	CUP	—
Fishing & Hunting	P	P	A	—
Food stand or chuck wagon	P	A	CUP	—
Handicraft sales	P	A	MUP	—
Lodging				—
Ag Homestays	See Table 130.40.170.1 (Agricultural Lodging)			130.40.170
Agricultural & timber lodging	See Table 130.40.170.1 (Agricultural Lodging)			130.40.170
Guest ranches	See Table 130.40.170.1 (Agricultural Lodging)			130.40.170
Mechanical rides	CUP	CUP	CUP	
Music festivals & concerts	T/CUP	T/CUP	T/CUP	—
Petting zoo	P	P	MUP	—
Picnic Area	P	P	A	—
Round-ups, rodeos, etc.	P	A	CUP	—
Stables, commercial	P	A	MUP	—
Trail rides	P	A	MUP	—

1. **Ranch Marketing Uses on Grazing Lands.**

- a. Round-ups, rodeos, or other similar activities;
- b. Camping, fishing, hunting, horseback riding;
- c. Marketing Activities and Accessory Uses in compliance with Subsection F.1.c (Ranch Marketing Uses: Marketing Activities and Accessory Uses) above in this Section;

Table 130.40.400.1 – Wineries Allowed Uses Matrix

LA: Limited Agricultural PA: Planned Agricultural AG: Agricultural Grazing RL: Rural Lands RE: Estate Residential		A Administrative Permit (Section 130.52.010) MUP Minor Use Permit (Section 130.52.020) P Allowed use CUP Conditional Use Permit required (Section 130.52.021) TUP Temporary Use Permit (Section 130.52.060) — Use not allowed in zone				
	PERMIT REQUIRED BY ZONE					
	AG & PA 20+ Acres	PA & LA 10+ - 19.9 Acres; In Ag District	PA 10 - 19.9 Acres; Out of Ag District	RE-10 & RL 10+ Acres; In Ag District	RE-10 & RL 10+ Acres; Out of Ag District	LA 10+ Acres; <u>Out of Ag District</u>
USE						
Winery						
Production Facilities	P	P	P	P	P	P
Full Service Facilities	P	P	MUP	MUP	CUP	CUP
Wholesale/Retail Sale of Wine	P	P	MUP	MUP	CUP	CUP
Art/merchandise Sales	P	P	P	A	CUP	MUP
Campground						
Temporary	TUP	TUP	TUP	TUP	TUP	TUP
Permanent	CUP	CUP	CUP	CUP	CUP	CUP
Picnic Areas	P	P	P	P	A	A
Events						
Marketing/Promotional	P	P	A	MUP	CUP	MUP
Special Events	P	P	MUP	MUP	CUP	CUP
Agricultural museums	P	P	A	MUP	CUP	CUP
Commercial Kitchen						
Food preparation, on-site	P	P	A	MUP	CUP	MUP
Catering, off-site	P	P	A	MUP	CUP	MUP
Dining facilities	CUP	CUP	CUP	CUP	CUP	CUP
Distilleries	CUP	CUP	CUP	CUP	CUP	CUP
Lodging						
Agricultural Homestays	See Table 130.40.170.1 (Agricultural Lodging)					
Agricultural & Timber Lodging	See Table 130.40.170.1 (Agricultural Lodging)					
Special Events (in excess of E.3)	TUP/ CUP	TUP/ CUP	TUP/ CUP	TUP/ CUP	TUP/ CUP	TUP/ CUP
Music Festivals & Concerts	TUP/ CUP	TUP/ CUP	TUP/ CUP	TUP/ CUP	TUP/ CUP	TUP/ CUP

EXHIBIT C

#	APN	Business Name	Acres	GIS Acres	Zone
1	08426007	JODAR VINEYARDS & WINERY	40.00	38.26	RL-40
2	9424001	PERRY CREEK VINEYARDS	68.09	72.11	PA-20
3	4905015	BOEGER WINERY INC	25.29	25.24	PA-20
4	08548017	LAVA CAP WINERY	64.60	61.15	PA-20
5	31921026	THOMPSONS MINING CAMP WINERY	5.02	5.02	RE-5
6	4809004	MADRONA VINEYARDS LP	52.24	54.05	PA-20 & TPZ
7	07825020	SIERRA VISTA VINEYARDS & WINERY LLC	69.72	68.24	PA-20
8	9406082	CHALET FLEUR DE LYS	8.27	8.08	RL-10
9	09401046	CEDARVILLE VINEYARD & WINERY LLC	20.00	20.55	PA-20
10	4348034	DIVITTORIO WINERY	13.79	13.86	PA-20
11	7805059	NARROW GATE VINEYARDS INC	72.17	71.35	PA-20
12	04908016	FENTON HERRIOTT VINEYARDS LLC	10.42	9.74	PA-20
13	4303010	ILLUMINARE ESTATE	1.71	1.66	CC
14	08503006	WOFFORD WINES LLC	20.00	19.77	PA-20
15	09508055	COLIBRI RIDGE WINERY & VINEYARD	21.36	19.39	PA-20
16	4303010	FINDLETON ESTATE & VINEYARD	1.71	1.66	CC
17	09407013	IVERSON WINERY	31.48	31.41	PA-20, RE-5, CC
18	09405036	WINDWALKER VINEYARDS	21.00	21.85	PA-20
19	9401069	GDP GROUP INC	80.00	78.62	PA-20
20	07901080	MIRAFLORES WINERY	35.70	35.70	RL-40
21	09918010	MAIS FICA WINERY	10.10	10.35	RL-10
22	9401073	TOOGOOD ESTATE WINERY INC	40.00	38.77	PA-40
23	04303010	GARNET SUN LLC	1.71	1.66	CC
24	32925025	DIVITTORIO WINERY SALES	3.16	3.05	IL
25	8903023	DAVID GIRARD VINEYARDS	41.52	41.49	PA-20
26	9401070	GWILLAN ESTATE	80.01	79.47	PA-20
27	9311038	BECHARD VINEYARD AND WINERY	20.00	20.87	LA-10
28	9401016	CHARLES B MITCHELL VINEYARD	39.61	39.92	PA-20
29	04856207	CHATEAU DAVELL	2.00	2.04	CC
30	10010003	DAVIDS ALE WORKS INC	10.08	9.59	PA-20
31	09527017	GOLDEN LEAVES WINERY & VINEYARD	10.57	9.56	RL-10
32	07817003	AURIGA WINE CELLARS LLC	0.49	0.43	CL
33	04606137	BAIOCCHI FAMILY VINEYARDS LLC	35.22	36.03	PA-20
34	9423002	SKINNER VINEYARDS LLC	67.58	67.58	PA-20
35	9304046	SALUTI CELLARS	40.00	40.01	PA-40
36	8817032	ROME VALLEY VINEYARDS	17.47	17.76	PA-20
37	07021055	DUE RAGAZZE VINYARDS	11.24	10.86	PA-20
38	04607152	C G DI ARIE VINEYARD & WINERY	80.22	80.22	PA-20
39	08844013	JOSE WINE CAVES	40.01	40.10	PA-20
40	10501041	HART 2 HART VINEYARDS	116.10	114.36	PA-20
41	9508056	BARREL HEAD WINES LLC	20.82	20.84	LA-20
42	07013156	CIELO ESTATE	30.17	30.21	PA-20
43	4101109	PARAMOUNT VINEYARDS	42.00	38.43	RL-160
44	10901005	BATIA VINEYARDS	5.32	5.51	RE-5
45	9516015	BOM VINHO VINEYARD	13.17	11.14	LA-10
46	9401039	SENTIVO LLC	24.82	25.22	PA-20
47	32934123	MYKA CELLARS INC	1.68	1.76	IL
48	31905057	SECRET CHORD LLC	5.01	5.01	RE-5
49	04847129	VIA ROMANO VINEYARDS	1.97	0.99	CL
50	04816042	RUCKSACK CELLARS	21.33	19.86	PA-20
51	09401074	CREDENCE CORPORATION	70.62	69.82	PA-20
52	9411012	E16 WINERY	1.57	1.58	CC
53	09508045	BUMGARNER WINERY	29.83	28.40	PA-20
54	09318053	POLYNESIAN GIRL	22.65	23.55	LA-20
55	12613065	DARTAGNAN VINEYARDS	5.00	4.67	RE-5
56	4191013	OEM / WILD ROAM LLC	20.00	21.11	PA-20
57	9401056	FITZPATRICK WINERY & LODGE	29.37	29.22	PA-20

Totals

107 wineries have active ABC licenses

Out of 107, 57 wineries have business license data with El Dorado County

50 wineries (47%) are not accounted for in this data

27 out of 57 (47%) wineries are 20± acres in size or less

4 out of 57 (7%) are in the Limited Agricultural (LA) zone

3040 Omo Ranch Road., Somerset, CA 95684, sonia@bomvinhovineyard.com, 916.825.4952

1/27/19

Lindsey Alagozian, Senior Planner
County of El Dorado, Community Development Services
2850 Fairlane Court
Placerville, CA 95667



Re: APN: 095-160-15/ 3040 Omo Ranch Rd.

Dear Lindsey,

As you know, our parcel is currently a part of the proposed Title130 Zoning Ordinance Major Amendment project. This letter is to share with the county and have on record, the circumstances of our investment in the property and our plans for the future.

In June of 2015, my business partners and I set out to pursue a dream of opening a winery in El Dorado County. We sold our homes in Sacramento and purchased this parcel, already a mature, working commercial vineyard. We were assured, as disclosed in the description of the property (enclosed), it was slated to be rezoned from RE10 to PA10 in the newly adopted County General Plan and would continue its full-service winery "by right" categorization. We then began the long process of collecting permits for construction of storage facilities and a tasting room and beautification of the property. Not long thereafter, we found out the county had rezoned our parcel to LA10, a category that not only requires an expensive Conditional Use Permit (CUP) but could potentially have a negative effect on the value of the property.

At the suggestion of the county, we sent in a rezoning fee and began the arduous application process. After months of waiting, the county informed us this was their error and that they would rectify the zoning error, changing us to PA10. We requested a refund of the fee but received only part of the funds back due to staff work that had been applied to our case.

This lengthy process has stalled out our progress and not being able to sell wine through our tasting room has caused significant financial burden. We have invested our life savings and put our hearts and souls into this venture. It has been 3½ years since the incorrect zoning went into effect. We are pleased the County identified the error and now has a plan in place to correct it. Lindsey, we appreciate your hard work and time with this and look forward to completion of the process by June 2019 as proposed and will tentatively plan on opening the tasting room immediately thereafter.

Sincerely,

A handwritten signature in black ink, appearing to read "Sonia Baron".

Sonia Baron, Winemaker

A handwritten signature in black ink, appearing to read "Victoria Strother".

Victoria Strother, Financial Manager

A handwritten signature in black ink, appearing to read "Carol Clark".

Carol Clark, Vineyard Manager

A handwritten signature in black ink, appearing to read "Paul Strother".

Paul Strother, Facilities Manager

CC:

Tom Purciel, Associate Planner
Charlene Carveth, Agricultural Commissioner

Enclosure

Zentner Vineyards

Somerset Vineyard Property

Beautiful Somerset vineyard property with wonderful vineyard views in the heart of the Fair Play AVA, renowned for its Rhone varietals. Surrounded by over 30 wineries in the Fair Play wine region, this 13 acre property is ideally suited for a boutique winery, with 5.4 acres of producing vineyard, deer fencing, an equipment barn and bunkhouse, wine cellar, and year round pond.

All varietals are on north-south 7'X8' VSP trellis systems with 1 acre per block drip irrigation serviced by a high GPM well. Varietals include 1+ acre Charbono and 2+ acres Tinta Cao, planted in 2004, 2+ acres Souzao planted in 2005, and 1/10 acre Malbec planted in 2006. All varietals are under contract in 2013, potentially long term, for fermentation as dry table wines. The 2010 vineyard-designated Tinta Cao was awarded Silver medals at the El Dorado and Amador County Fairs, as well as winning Silver at the California State Fair in 2012.

Located on a County road, the property is within an Agricultural District, and is being re-zoned to PA-10 per the County Zoning Ordinance Revision process. The new zoning designation will mean the property will qualify for the establishment of a winery and tasting room by right.

The comfortable 960 sq ft home has an open floor plan, new life time comp roof, and sits on a knoll top with excellent views. Welcome home to the Fair Play wine country!

Root Stock/Clones
Charbono 05/3309C
Tinta Cao 1A/3309C
Souzao 01/101-14MG
Malbec 04/101-14MG

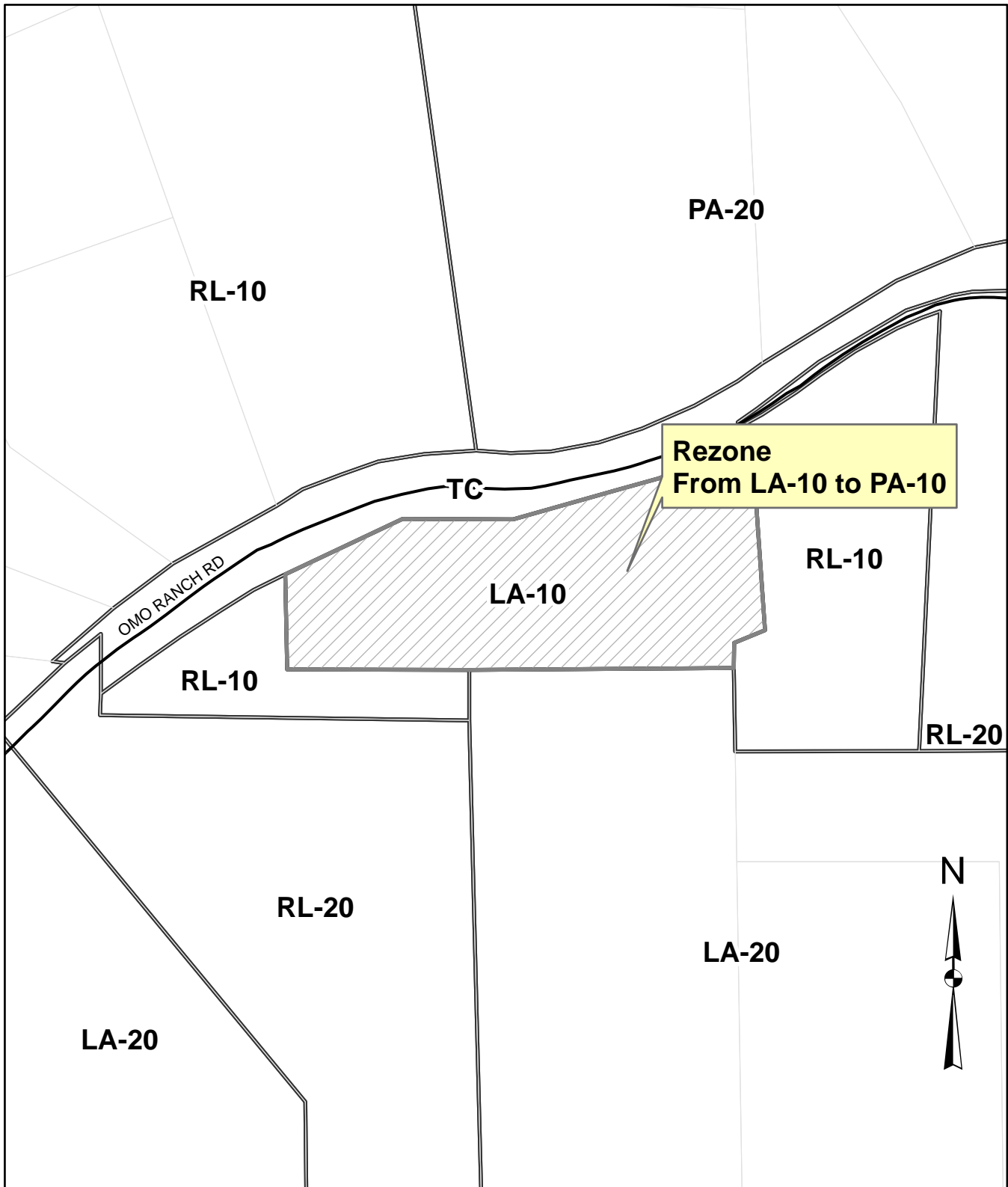
2012 Production
Charbono 10/17 8,920 lbs

Tinta Cao 10/9 2,500 lbs
 10/17 3,860 lbs
 10/29 7,840 lbs
Total 14,200 lbs

Souzao 10/9 9,200 lbs

Malbec 10/9 476 lbs
Contact Information:
Century 21 Select Real Estate
David Bolster
PH: 530 295 2945

Proposed Rezone - Mt. Aukum Area
APN: 095-160-15





Lindsey Alagozian <lindsey.alagozian@edcgov.us>

Fwd: Granite zoning

brian keating <brian@keatings.com>

Thu, Jan 31, 2019 at 2:39 PM

To: Lindsey Alagozian <lindsey.alagozian@edcgov.us>

Hi Lindsey,

It was good to talk with you earlier today. Thank you for taking a look the zoning issue for me. Below is the email chain where the previous property owner opted in for the PA zoning. I'm also attaching a copy of the May 25, 2012 zoning ag opt in document. The second page addresses moving RA and RE properties to PA where there was an Ag Opt in. There is one more email I will forward to you from Chris Flores regarding PA opt in for the parcels.

Best,

Brian

cell 415 515 5209

Begin forwarded message:

From: David Bolster <David.Bolster@c21selectgroup.com>

Subject: Granite zoning

Date: July 16, 2015 at 2:41:05 PM PDT

To: brian keating <brian@keatings.com>

Hi Brian,

Here is Tom Jones request for the PA zoning. I will forward Chris Flores email regarding status next-
Dave

David Bolster

Century 21 Select Real Estate

49 Placerville Dr, Placerville, CA 95667

(530)295-2945 Direct

(530)409-2676 Cell

(530)344-4145 Fax

From: Tom Jones [<mailto:jonestb@directcon.net>]

Sent: Monday, February 10, 2014 8:08 AM

To: TGPA-ZOU@edcgov.us

Cc: chris.flores@edcgov.us

Subject: Agriculture preservation

Dear Ms.Purvines,

we write to request inclusion of our agricultural property (APNs of 084-200-57-10, 084-200-12) into the PA zoning. This 42 acre piece has been farmed for decades and according to Chris Flores at the Agricultural Department, was included in the Camino/Fruitridge AG District expansion. This is prime agricultural land and we feel changing the current RE5 classification to PA is critical in order to preserve the long term capacity to farm on this site. We are grateful for your cooperation,

Tom Jones and Randy Hansen



03 Leg File 12-0837 4A - Zoning Map Criteria May 25 2012 BOS 7-20-12.pdf
511K

Proposed Mapping Criteria for Analysis **May 25, 2012**

EXHIBIT F

A	B	C	D
Land Use Designation	Current Zone	Parcel Size & Criteria	Analyzed for the propose of the EIR at this Zone
General Plan Policy 2.2.1.2 Tourist Recreational (TR); appropriate throughout the County as determined by the Zoning Ordinance.			
TR	All Zones	Parcel Size and Proximity to CR/RC	RFL and RFH
TR	All Zones	Identified to protect Transportation Corridors	TC
General Plan Policy 2.2.1.2 Public Facilities (PF); Suitable only for publicly owned lands used for public facilities. Appropriate within Community Regions, Rural Centers, and Rural Regions.			
PF	All Zones	Consistent with surrounding zones and lot size	
General Plan Policy 2.2.1.2 Open Space (OS); To designate public lands under governmental title (County, State Parks, BLM, U.S. Bureau of Reclamation, U.S. Forest Service, etc.) where no development other than that specifically needed for government-related open space uses is desired. Appropriate within Community Regions, Rural Centers, and Rural Regions.			
OS	AE (In WAC)	High Intensive Contract	PA-20
OS	AE (In WAC)	Low Intensive Contract	AG-40
General Plan Policy 2.2.1.2 Natural Resources (NR); Parcel size of 40 acres or more, 1 dwelling unit per 160 acres or larger outside the National Forest Service lands and timber production zones and one dwelling unit per 40 acres within river canyons outside of timber production areas <u>and/or below 3,000 feet elevation</u>, appropriate only within Rural Regions.			
NR	Agriculture (A)	Above 3000'	FR-160
NR	Agriculture (Ag Opt In)	40+ acres Below 3000' Outside Ag District	PA-40
NR	Agriculture	40+ Below 3000' In Ag District	LA-40
NR	AE (Not In WAC)	In Ag District less than 3,000'	PA-40
NR	AE (Not In WAC)	In Ag District at or above 3,000'	PA-160
NR	AE (Not In WAC) (Ag Opt-In)	Outside Ag District below 3,000'	PA-40
NR	AE (Not In WAC) (Ag Opt-In)	Outside Ag District at or above 3,000'	PA-160
NR	AE (In WAC)	High Intensive Contract	PA (40-160)
NR	AE (In WAC)	Low Intensive Contract	AG (40-160)
NR	Agriculture Preserve (AP) (all in WAC)	All below 3,000'	LA-40
NR	SA-10	Below 3000'	PA-40
NR	SA-10	3,000" or higher	PA-160
NR	RA (Ag Opt-In)	Outside Ag District and below 3000'	PA (40-160)
NR	RA	Outside Ag District and 3000' or higher	FR-160 or RL-160
NR	RA	In Ag District	PA 40, 80, 160*
NR	RE-5/RE-10	In Ag District	RE RL-40
NR	R1, R20K, R1A, R2A, R3A, and RE-5	Outside Ag District and Below 3000'	RL-40 or FR-40(Platted Lands)

Proposed Mapping Criteria for Analysis May 25, 2012

EXHIBIT F

A Land Use Designation	B Current Zone	C Parcel Size & Criteria	D <u>Analyzed</u> for the propose of the EIR at this Zone
NR	R1, R20K, R1A, R2A, R3A, and RE-5	≥ 3000' or higher or adjacent to TPZ or Nat'l Forest	FR 160*
NR	Unclassified (U)	Below 3000'	RL-40 or FR-40
NR	U	≥ 3000' or higher or adjacent to TPZ or Nat'l Forest	FR-160
AP	Tahoe Basin	n/a	FR-160
General Plan Policy 2.2.1.2 Agriculture Lands (AL); Density of 2 dwelling units per acre, 20 acre minimum and applied in Rural Region Only			
AL	A	20+ Acres All A Zoned Parcels	LA-20
AL	AE (Not In WAC)	In or Out of Ag District	PA-20
AL	AE (In WAC)	High Intensive Contract	PA-20
AL	AE (In WAC)	Low Intensive Contract	AG-40
AL	AP (in WAC)	n/a	LA-20
AL	SA-10	n/a	PA-20
AL	RA	In Ag District	PA 20, 40, 80, 160*
AL	RA	Outside of Ag District	LA 20, 40, 80, 160*
AL	RE-5/RE-10	n/a	LA-20
General Plan Policy 2.2.1.2 Rural Residential (RR); Density of 1 dwelling unit per 10 to 160 acres, appropriate only in Rural Regions			
RR	A	In Ag District	LA-10
RR	A (Ag Opt-In)	Outside Ag District	PA-10 (RE-10)
RR	AE (Not In WAC)	10 acres or less outside Ag District	RL-10
RR	AE (Not In WAC) (Ag Opt-In)	Greater than 10 acres outside Ag District	PA-10 (RL-20)
RR	AE (Not In WAC)	≥ 10 acres in Ag District	PA-20
RR	AE (In WAC)	High Intensive Contract	PA-20
RR	AE (In WAC)	Low Intensive Contract	AG-40
RR	AP	n/a	LA-20
RR	SA-10	n/a	PA-10
RR	RA (Ag Opt In)	Outside Ag District, ;below 3,000'	PA-10 RL (20-160)
RR	RA	In Ag District	PA 20, 40, 80, 160*
RR	RA	3000' or higher, outside Ag District	FR-160
RR	RE-5/RE-10 (Ag Opt-In)	≥ 10 acres in Ag District	PA-10 (RE-10)

Proposed Mapping Criteria for Analysis **May 25, 2012**

EXHIBIT F

A Land Use Designation	B Current Zone	C Parcel Size & Criteria	D Analyzed for the propose of the EIR at this Zone
RR	R1, R20K, R1A, R2A, R3A, and RE-5	Outside Ag District	RE-10 or Platted Lands
RR	U	Below 3000'	RL-10
RR	U	≥ 3000' or higher or adjacent to TPZ or Nat'l Forest	FR-40
RR	U	≥ 3000' or higher or adjacent to TPZ or Nat'l Forest	RL-40
RR	All Zones	If in CR/RC	mapping error? Further Review
RR	R1, R20K, R1A, R2, R2A, R3A, RE-5	Retain existing zoning (PL Overlay or GP map error)	RE-10
General Plan Policy 2.2.1.2 Low Density Residential (LDR); Maximum Density is 1 dwelling units per 5 acres, Parcel sizes of 5-10 acres, allowable within Community Regions, Rural Centers or Rural Regions			
LDR	A	Less than 10 acres	RE-5
LDR	A	10 acres or greater	RL-10
LDR	A	10 acres or greater in Ag District	LA-10
LDR	AE (Not in WAC)	Less than 10 acres or in CR/RC	RE-5
LDR	AE (Not in WAC)	20 acres or more, out of CR/RC and outside Ag District	RL-20
LDR	AE (Not in WAC)	≥ 10 acres but less than 20 acres, outside Ag District	RE-10
LDR	AE (Not in WAC)	≥ 10 acres, in Ag District	PA-20
LDR	AE (In WAC)	High Intensive Contract	PA-20
LDR	AE (In WAC)	Low Intensive Contract	AG-20
LDR	AP		LA-20
LDR	SA-10		PA-10
LDR	RA	5 acres or less	RE-5
LDR	RA	Greater than 5 but less than 20 acres	RE-10
LDR	RA	≥ 20 acres, outside of Ag District	RL-10
LDR	RA	In Ag District	LA-10
LDR	RE-5/RE-10 (Within Ag District)	RE-5/RE-10	
LDR	R1A, R2A, R3A, and RE-5 (outside Ag District)		
LDR	Unclassified		
LDR	RA	≥ 20 acres, in Ag District	PA-20
LDR	U	Less than 10 acres	RE-5
LDR	U, A, AE, RA-20, RA-40 RA-80	≥ 10 acres inside CR/RC or In Public Water and/or Sewer area	RE-10
LDR	U, A, AE, RA-20, RA-40 RA-80	≥ 10 acres outside CR/RC or Public Water and Sewer Area	RL-10
LDR	R1, R20K, R2, R1A, R2A, R3A, RE-5	Leave as zoned	RE-5

Proposed Mapping Criteria for Analysis **May 25, 2012**

EXHIBIT F

A	B	C	D
Land Use Designation	Current Zone	Parcel Size & Criteria	Analyzed for the propose of the EIR at this Zone
General Plan Policy 2.2.1.2 Medium Density Residential (MDR); Maximum allowed density of 1 unit per acre, parcel sizes of 1 to 5 acres, appropriate only within Community Regions and Rural Centers			
MDR	U, A, AE, PR-SP, RA-20, RE-10 or RE-5	In CR/RC with public Water and Sewer (EDH, CP, SP, EDDS)	R3A
MDR	U, A, AE, PR-SP, RA-20, RE-10 or RE-5	In all other CR and RC	RE-5
MDR		All other inconsistent zones (C, R1, R20K, etc. retain until further review)	Further Review
General Plan Policy 2.2.1.2 High Density Residential (HDR) Density of 1-5 units per acre, appropriate only in Community Regions and Rural Centers			
HDR	Tourist Recreational		RI
HDR	R2		R1
HDR	RM		R1
HDR	MP		R1
HDR		All other zones below acceptable density range	R1A
HDR		All other zones above acceptable density range	Further Review
HDR		PL Overlay	mapping error?
General Plan Policy 2.2.1.2 Multifamily Residential (MFR); Density of 5-24 units per acre, Appropriate only in Community Regions and Rural Centers			
MFR	Tourist Recreational		RM
MFR	All Zones		RM
MFR		If existing zoning is inconsistent and above acceptable density range (i.e. C, CG, I, RT, etc.	Further Review
MFR		PL Overlay	mapping error?
General Plan Policy 2.2.1.2 Commercial (C); Density of 10 dwelling units per acre as part of a mixed used development project, appropriate only within Community Regions and Rural Centers			
C	R1A, R2A, R3A, and RE-5 (outside Ag District)		Further Review
C	Tourist Recreational		RF-H
C	All Zones	Parcel (or the aggregate acreage of adjacent parcels) is less than 3 acres	CL
C		Parcel (or the aggregate acreage of adjacent parcels) is \geq 3 acres but less than 10 acres	CC
C		Parcel (or the aggregate acreage of adjacent parcels) is greater than 10 acres and located in CR	CR
C		Within or adjoining (I) Industrial areas	CG

Proposed Mapping Criteria for Analysis May 25, 2012

EXHIBIT F

A Land Use Designation	B Current Zone	C Parcel Size & Criteria	D <u>Analyzed for the</u> propose of the EIR at this Zone
C		Commercial Planned Office	CPO
C		Mainstreet areas for downtown Camino, Georgetown, El Dorado, Diamond Springs	CM
General Plan Policy 2.2.1.2 Industria (I); No residential allowed, appropriate only within Community Regions and Rural Centers and subject to limitations in Rural Regions			
I	All Zones	CR/RC	I
I	All Zones	rural region	I-PL
General Plan Policy 2.2.1.2 Research & Development (R&D); No residential allowed, applicable only within Community Regions and Rural Centers			
R&D	All Zones		R&D
<p>*Based on predominant lot size</p> <p><u>Map Notes:</u></p> <ol style="list-style-type: none"> 1. Zone the roads whatever the underlying land use designation is. 2. Fix General Plan map if the designation is dramatically different from any of the adjacent land use designations. 3. Where zoning is consistent with the General Plan Land Use Designation, retain the existing zoning. 4. Where zoning is inconsistent and below the acceptable density range, analysis new consistent zone at or near the low end of the density range. 5. Where zoning is inconsistent but above the acceptable density range, retain existing zoning and flag for review for factors including Platted Lands (PL) overlay or possible General Plan map corrections. 6. Generally, retain existing zone designations where lands is subject to contract (TPZ, WAC) or has been the subject of a previous rezone application. 7. Review all PDs to confirm that GIS database is correctly identifying various zones within PD. Two types of PDs were found...PD zones and PD Overlay. All need review...issues include OS designation and verification of mapping. 8. In Tahoe Basin developed areas or less than 5 acres leave as zoned. Undeveloped over 5 acres zone for purpose of analysis FR-160 9. Allow exceptions to criteria where it is appropriate for zone to be made consistent with surrounding zoning and land use designations. 10. <u>Use current version of mapping in General Plan until OFR2000-03 is reviewed against it.</u> 11. Avalanche Hazard Combining Zone (-AV) to be mapped. 			



Lindsey Alagozian <lindsey.alagozian@edcgov.us>

Fwd: Granite Hill vineyard

brian keating <brian@keatings.com>

Thu, Jan 31, 2019 at 2:51 PM

To: Lindsey Alagozian <lindsey.alagozian@edcgov.us>

Hi Lindsey,

Here is the email thread with the update from Chris Flores of the County Ag Dept regarding the status as of March '14 on the opt into PA. The earlier email thread I sent you has the email where the previous owner, Tom Jones, of Granite Hills opted in for the PA zoning.

If you have any questions on these emails or anything related to the Granite Hill property please let me know.

Thanks,

Brian

Begin forwarded message:

From: David Bolster <David.Bolster@c21selectgroup.com>**Subject:** FW: Granite Hill vineyard**Date:** July 16, 2015 at 2:49:51 PM PDT**To:** brian keating <brian@keatings.com>

Hi Brian,

This was the update from Chris Flores at the Ag Dept re zoning back in March '14. As Chris mentions, the new zoning for Granite Hill won't happen until the BOS approves the General Plan and Zoning Ordinance Update. The Planning Commission has approved the TGPA/ZOU and has forwarded it to the BOS. The usual crowd is threatening to sue the Board if they don't get the changes they want. The vote was supposed to take place this fall but looks like early next year.

Dave

David Bolster

Century 21 Select Real Estate

49 Placerville Dr, Placerville, CA 95667

(530)295-2945 Direct

(530)409-2676 Cell

(530)344-4145 Fax

From: Chris Flores [<mailto:chris.flores@edcgov.us>]**Sent:** Wednesday, March 05, 2014 1:42 PM**To:** David Bolster**Subject:** Re: Granite Hill vineyard

Hi Dave,

Working on it currently...we have the request..it's been entered into the database and will be transferred to the map before the Draft EIR is released, in about two weeks. The county is looking at releasing the Draft EIR by the 24th of March, at which time, all of the corresponding maps should be updated and on-line, available for viewing.

Remember, the zoning won't be finalized until the BOS approves the Targeted General Plan Amendments and Zoning Ordinance Update,

hopefully in the fall.

EXHIBIT F

Chris J. Flores

Senior Ag Biologist/Standards Inspector
County of El Dorado, Department of Agriculture,
Weights and Measures
530-621-5520
chris.flores@edcgov.us

On Wed, Mar 5, 2014 at 12:16 PM, David Bolster <David.Bolster@c21selectgroup.com> wrote:

Hi Chris,

Just checking in to see if we have any progress on the Granite Hill Vineyards/Mosquito Road property. We were looking at changing the proposed zoning to PA.

Thanks-Dave

David Bolster
Century 21 Select Real Estate
[49 Placerville Dr, Placerville, CA 95667](#)
(530)295-2945 Direct
(530)409-2676 Cell
(530)344-4145 Fax

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Thank you.

Proposed Rezone- Placerville Area
APNs: 084-200-57 and 084-200-12

