

Sue Taylor's Cover Letter to a draft proposal revising the 130.40.260 Ranch Marketing Ordinance dated 3-7-23.

My parents came to Camino, California from Sacramento in the 1970's in order to retire and invest in developing an apple farm. This had been a longtime dream of my father. My father started to grow that dream by planting an orchard even before building his home. Along with building a home and planting trees, he started to buy adjoining parcels in order expand the farm.

In the meanwhile, my husband, Tim and I joined my parents by acquiring nearby acreage of our own. Our intent was to join together in this adventure. Our neighbor also joined who had acquired an adjacent 20-acre parcel to expand his Christmas Tree operation.

In this endeavor we were privileged to work with Ed Delfino, (Ag Commissioner) and Dick Bethell (Farm Advisor). They were a huge support in dealing with regulations and development.

Unfortunately, my father lost his life two years after beginning his dream and the United States Department of Agriculture denied the refinancing they had promised to Tim and I after we had made the requested improvements to our property. This was at a time when interest rates were 22% and a balloon payment was due.

So, Tim and I sold our farm and started new careers. But we continued to assist my mother with her farm for decades. With my brother's peach, then mandarin, farm in Penryn, we would join forces in marketing our fruit. Our kids were very involved in Ranch Marketing growing up. My mother was also a master gardener for over 30 years. She had the most amazing green thumb. We grew Christmas, apple and walnut trees. I also have cattle ranching in my family.

My new career turned out to be in the Building Industry helping folks process plans through government agencies.

This experience and history have given me an expertise different than most. I have had to use and decipher codes created by government agencies in order to develop a product. I know the impact and force of law that regulations can have on an industry.

Also, our local farms and ranches have been hit with massive crop and ranch marketing losses from recent fires, weather and the pandemic over the last decade. When I tried to read through the proposed revision of the Ranch Marketing and Winery ordinance I was dumfounded and also nauseated. How could the county and so many others, assisting in this endeavor, be so cruel to subject our farmers and ranchers to such an impacting and overreaching set of new regulations? Especially through an ordinance and General Plan that was meant to encourage, sustain and support agricultural, and the right to farm.

Our Farmers and Ranchers have continued to support and sustain our rural environment and sense of place, in spite of the constant hardships that they face. For these reasons, I have spent the last couple months working to revise the Ranch Marketing Ordinance in a way that continues to provide for the development of ranch marketing while regulating amplified sound in order to protect the enjoyment of adjacent land owners, protecting the county's economic rural resources from incompatible uses, while also limiting circumstances under which agricultural operations may be considered a nuisance.

First, I will state that this process needs more time and more vetting. I ask that this document be reviewed by the Agricultural Commissioner, the Planning Department, and the Agricultural Commission again after it's reviewed by the Planning Commission on March 9th. This document and effort, and the County's revision, are much more than any one person can digest or comprehend the impact of its adoption in this short time period, let alone our Farming and Ranching Community since most are not even aware of its movement.

Also, I did not touch the Winery Ordinance. Wineries are well represented in our County and have strong advocacy powers. The Winery organizations seemed to be satisfied with the changes to the Winery section. This revision could be used as a base to also revise the Winery Ordinance.

Second, below are my list of tasks that I took on in revising the Ranch Marketing Ordinance:

Special Events: To define a special event as any event between 1-250 people makes no sense. How can 1 person count as creating a special event? By changing the format, I separated and simplified the special events that are amplified and non-amplified, and by size, rather than special events being weaved into so many policies as amplified. This change gives the farm/ranch the ability to; have by right, an unlimited number of non-amplified special events for 50 persons and under; allows, by right, a number of non-amplified special events for over 50 persons and up to 125 persons, based on the parcel size; requires an administrative permit for a number of non-amplified special events for over 125 persons, but not more than 250 persons, based on parcel size; and requires a Conditional Use Permit for amplified special events for not more than 250 people.

Under Agricultural production is the primary use or function. changed the word insure to ensure.

Removed the references to noise, enforcement, administration and penalties and referred to the County's Chapters for those codes. The regulations being added are conflicting with the County's Municipal codes. It's best to refer to those codes that are already established by ordinance for these purposes, otherwise these codes become confusing, invalid and unenforceable.

Removed TPZ and FR from "Applicability". Ranch Marketing, including allowing for Health Resort and Retreat Centers, conflicts with the El Dorado County General Plan Goal 8.3 Forest Land Conservation, El Dorado County General Plan Goal 8.4 Sustainable and Efficient Forest Production, and State of California Government Code 55104, which as stands, jeopardizes the tax exempt status of TPZ parcels per Article XIII, California Constitution, Section 3 (1), and thus threatens the sustainability of these important forest lands. Other residential and facility uses that are now allowed on these lands should also be considered to be removed for these same reasons.

Clarified jurisdictional authorities rather than having "director", "commissioner" since those titles could refer to numerous positions within the county.

Added conditions, requirements, definitions and other hard to find references within the 571 pages of Title 130 and other references to the body of the Ranch Marketing Section in order to simplify the research of the policies.

Recrafted language that was conflicting.

Corrected where Dining Facility is not by right but requires different permits based on existing or new. (Dining Facility was in both allowed by right and requiring permits).

Added/changed language for Agricultural Homestay and eliminated other home stay type uses which is confusing and unnecessary.

Merged the Crops, Christmas Trees and Ranch Marketing sections for consistency.

130.40.260 Ranch marketing.

This section does not apply to Wineries or to the production of Cannabis. (For requirements for Wineries see Section 130.40.400 and for Cannabis see Chapter 130.41.)

A. Purpose:

The purpose of this section is to provide for the development of ranch marketing activities to conserve, protect and encourage the economic development of the agricultural industries while regulating such uses to protect the public health, safety and welfare and the enjoyment of property by adjacent land owners, while also limiting circumstances under which agricultural operations may be considered a nuisance.

B. Applicability:

Ranch marketing activities shall be permitted in Planned Agricultural (PA), Limited Agricultural (LA), Agricultural Grazing (AG40-160), Rural Lands (RL40-160) Zoning Districts where agricultural production is the primary use or function of the property.

Except as provided in Subsection B (Exceptions) below in this Section, the regulations and standards of this Section shall apply to ranch marketing uses, as defined in Article 8 (Glossary: see "Ranch Marketing") of this Title, where allowed in the use matrices for the zones on lots that meet the following minimum criteria:

1. **Minimum Lot Size:** Ten (10) gross acres.
2. **Minimum Cropland Area:** As defined in Subsection F (Definitions: See "Minimum Cropland Area" below in this Section):
 - a. Must have a minimum of five (5) acres of permanent or 10 acres of annual agricultural crop in production;
 - b. The minimum cropland area shall be properly maintained and cared for to produce a commercial crop, as determined by the County Agricultural Commissioner.
 - c. A smaller acreage amount may qualify for Ranch Marketing if minimum production standards are met, as determined by the Agricultural Commissioner and approved by the Planning and Building Director;
3. **Agricultural production** is the primary use or function of the property, including raising qualifying marketable livestock, which is not required to have a minimum cropland area. The Agricultural Commissioner may review the proposed Ranch Marketing area to ensure that the site conforms to the standards in Subsection 130.40.260.D.2 (General Standards, Maximum Ranch Marketing Area) below in this Section. Ranching marketing activities proposed on or adjacent to land zoned Planned Agriculture (PA), Limited Agriculture (LA), Agricultural Grazing (AG), Forest Resource (FR), or Timber Production (TPZ) must be reviewed by the Planning and Building Director for consistency with General Plan Policy 2.2.5.2 and for new uses by the Agricultural

Commissioner and Ag Commission for compatibility with surrounding agricultural land uses or on agriculturally zoned lands prior to action by the review authority.

4. Parcels that do not meet the above criteria, but have over 40 acres of grazing land and have agricultural zoning, may qualify for Ranch Marketing activities with an Administrative Permit. For those parcels under 40 acres with agricultural zoning, a Minor or Conditional Use Permit shall be required.
5. Should the proper maintenance and care of the required minimum agricultural crop acreage, or raising of qualifying livestock, cease, as determined by the El Dorado County Agricultural Commissioner, the right to Ranch Marketing becomes void.

C. Ranch Marketing Uses (See Tables 130.40.260.1&2):

1. Permitted by right concurrent with the harvest season:

- a. Packing, processing and sale of agricultural products and by products grown on the site. Retail sale of on-site produce kept in cold storage is not limited to its harvest season;
- b. Packing, processing and sale of agricultural products and by products grown off-site in conjunction with the processing or sale of products grown on site;
- c. Choose and cut tree sales;
- d. 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.
- e. Ranch Market Assesory Uses;
- f. Round-ups, rodeos, commercial stables, horseback riding and similar activities on Agricultural Lands (160+);
- g. Fishing, hunting and temporary camping;
- h. Handicraft and agricultural promotional item sales produced on- or off-site. All vendors shall have a current El Dorado County business license. Vendors may use the site for overnight RV camping during the time that said vendor occupies a sales booth or stall, subject to applicable health and safety standards as may be required by state and County regulations;
- i. Bake shop, chuck wagon, prepared food stand, and any other sale of food products, operated concurrently with the sale of on-site produced agricultural products and agricultural byproducts. The sale of food products shall comply with the California

Health and Safety Code, subject to approval from all applicable agencies including, but not limited to El Dorado County Environmental Management Department, California Department of Public Health, and California Department of Food and Agriculture;

- j. An existing commercial kitchen established for a bake shop, food stand or dining facility can be used off-season to make value-added products from cold storage produce. The on- or off-site sale of said value-added products is not limited to its applicable harvest season;
 - k. The sale of alcoholic beverages made from agricultural products produced on-site. This section shall not prohibit the sale of alcoholic beverages processed off site, provided that the alcoholic beverage includes only agricultural products grown on site;
 - l. Agricultural-related museums that primarily display items from California's agricultural history;
 - m. Agricultural Homestays, as defined under Section 113870(a)(2) of the 2005 California Health and Safety Code, (See subsection 130.40.260 (F) Ranch Marketing Definitions), in existing structures where the property owner lives on, or adjacent to the site, on parcels containing twenty (20) acres or larger, provided the parcel has a minimum of five (5) acres of permanent agricultural crop in production that are properly maintained and cared for to produce a commercial crop, with no limitation on the time of operation and not limited to its harvest season;
 - n. Special events, non-amplified, as defined in subsection 130.40.260(F), for commercial and non-commercial purposes of 50 persons or less and not limited to harvest time.
 - o. Special Events, non-amplified, as defined in subsection 130.40.260(F), for commercial or non-commercial purposes over 50 persons but fewer than 125, and not limited to harvest time, subject to development standards and available parking as set forth in subsection 130.40.260(E) below, with the number of events not exceeding the following limits:
 - 1. Parcels less than 20 acres in size - 16 per year;
 - 2. Parcels 20 acres or more in size - 32 per year;
2. **Uses Requiring an Administrative Permit:** The following uses shall be permitted subject of administrative site plan review approval by the Planning and Building Director, following the recommendation of the Agricultural Commissioner. The site plan

review approval may set forth limitations on the allowed capacity of the accessory uses in this subsection.:

- a. Non-ranch marketing use of an existing commercial kitchen established for a bake shop, food stand or dining facility, as an owner-operated or leased catering facility, subject to approval from all applicable agencies including, but not limited to El Dorado County Environmental Management Department, California Department of Public Health, and California Department of Food and Agriculture.
- b. Ranch marketing activities that do not have direct access to a County maintained road or state highway, but the property owner has entered into an agreement to participate in a road maintenance entity, such as a homeowner's agreement, Zone of Benefit, Community Services District, or County Service Area, on roads that serve the site;
- c. Ranch marketing uses that are limited to the harvest season, shall be allowed year around by Administrative Permit. (See section 150.52.010 Administrative Permit, Relief, or Waiver) in Article 5 (Planning Permit Processing) of this Title.
- d. Round-ups, rodeos, commercial stables, horseback riding and similar activities on Agricultural Lands (over 40 and less than 160).
- e. Special Events, non-amplified, as defined in subsection 130.40.260(F), for commercial or non-commercial purposes over 125 persons but not more than 250, subject to development standards and available parking as set forth in subsection 130.40.260(E), with the number of events not exceeding the following limits:
 1. Parcels less than 20 acres in size - 12 per year;
 2. Parcels 20 acres or more in size - 24 per year;
- f. On parcels containing less than ten (10) acres, any ranch marketing accessory structures, the packing, processing and/or sale of agricultural products and byproducts produced off-site, may be allowed by review of the Agricultural Commissioner;

3. Uses Requiring a Conditional Use Permit:

The following uses shall be permitted subject to approval by the Planning Commission, following the recommendation of the Agricultural Commission:

- a. New dining facility (not including a prepared food stand or bake shop), subject to approval from all applicable agencies including, but not limited to El Dorado County Environmental Management Department, California Department of Public Health, and California Department of Food and Agriculture;
- b. Permanent Campgrounds for commercial purposes.
- c. Carnival amusement rides, helicopter rides, and other similar non-agricultural, high impact activities.

- d. Ranch marketing activities that do not have direct access onto a County-maintained Road or state highway and the owner of the property has not entered into an agreement to participate in any road maintenance entity such as a homeowner's agreement, Zone of Benefit, Community Services District, or county Service Area.
- e. Reduction of the required parking spaces.
- f. Proposed Agricultural Homestays, as defined under Section 113870(a)(2) of the 2005 California Health and Safety Code, (See 130.40.260 (F) Ranch Marketing Definitions) in new proposed structures, where the property owner lives on, or adjacent to the site, on parcels containing twenty (20) acres or larger, may be permitted subject to site plan review approval by the Planning and Building Director, following the recommendation of the Agricultural Commission, provided the parcel has a minimum of five (5) acres of permanent agricultural crop in production, or has a qualifying livestock as a marketable product, that are properly maintained and cared for to produce a commercial crop or product, with no limitation on the time of operation, not limited to its harvest season, and with the appropriate building permits.
- g. Special events, amplified, as defined in subsection 130.40.260(F), for commercial or non-commercial purposes for not more than 250 persons, subject to development standards in subsection 130.40.260 (E) Development Standards, subsection 130.37.070 Noise Reduction Measures, and available parking as set forth in subsection 130.40.260(E), No outdoor sound will be allowed after 10:00 p.m. The number of events shall not exceed the following limits:
 - 1. Parcels less than 20 acres in size - 2 per year;
 - 2. Parcels 20 acres or more in size - 4 per year;
- h. Findings for Conditional Use Permit: In addition to the findings required under subsection 130.52.021(C) (Specific Findings for Conditional Use Permits) in Article 5 (Planning Permit Processing) of this Title, the following findings shall be made by the review authority prior to approving a Conditional Use Permit under this Section:
 - 1. The Site meets the minimum acreage and planting standards or is raising the qualifying marketable livestock.
 - 2. The use is secondary and subordinate to the agricultural use.
 - 3. The use does not detract from or diminish the on-site agricultural uses.
 - 4. There is no adverse effect on agricultural production on surrounding properties.
 - 5. For lands under Williamson Act Contract, the use is compatible with the provisions of California Government Code Section 51200 et.seq.

PUT TABLE 130.40.260.1 (Ranch Marketing Uses for Crop Production) HERE:
(previously 130.40.260.1)

PUT TABLE 130.40.260.2 (Ranch Marketing Uses for Agricultural Grazing Lands) HERE
(previously 130.40.260.2)

D. General Standards and requirements:

The following standards shall apply to all ranch marketing activities:

1. **Maximum Ranch Marketing Area:** The total ranch marketing area, excluding parking, cannot occupy more than five (5) acres or 50 percent of the lot, whichever is less. The total enclosed square footage of all ranch marketing buildings shall not exceed the square footage shown in Table 140.40.260.3 (Ranch Marketing Building Area Matrix) below in this Section. Any building, or group of buildings used for ranch marketing exceeding the square footage in the following table shall require a Conditional use Permit. Ranch marketing buildings do not include residential buildings, garages, outbuildings and other such buildings not associated with the ranch marketing operations.

Table 130.40.260.3 – Ranch Marketing Building Area Matrix

LOT ON WHICH THE RANCH MARKETING OPERATION IS LOCATED	MAXIMUM ALLOWABLE RANCH MARKETING BUILDING AREA
10 acres to less than 20.0 acres	10,000 square feet
20 acres to less than 40. Acres	40,000 square feet
40.0 acres and larger	60,000 square feet

2. If the Ranch Marketing Operator is not the person listed as the owner of the parcel, then that person must provide to the Agricultural Commissioner written consent from the owner of the parcel that the parcel may be used for ranch marketing activities and that said person has been assigned as the official Ranch Marketing Operator.
3. The Ranch Marketing Operator must keep a log, provided by the Agricultural Department, of special events that require(d) an administrative or conditional use permit. This log shall be made available upon a request from the Agricultural Commissioner, or the Commissioner's appointed agent. The log must list the special event's date and type of events, such as either requiring an Administrative or Conditional Use Permit. The Ranch Marketing Operator must have a contact number made available to the Agricultural Commissioner.
4. Applying for the allowed permits per year, shall be streamlined with a maximum \$1.00 fee per special event or other permit for an administrative use permit and a maximum \$5.00 fee per special event or other permit requiring a conditional use permit. Each regulating authority shall provide in one hearing the total special events that will be

allowed for that year for each type of special event. The Agricultural Commissioner shall provide to the Ranch Marketing Operator a log of permitted special events prior to the upcoming season or year.

E. Development standards: The following standards shall apply to all ranch marketing activities set forth above:

1. Ranch Marketing Parking:

a. Use: Minimum parking spaces:

Bake Shop	1 space per 250 of gross floor area
Christmas tree farms (U-cut) U-pick produce farms (fruit, pumpkin patch, etc.)	5 spaces per one acre of crop
Craft Sales Area	3 per each concession; plus 1 per 200 sq. ft. of AUA ¹
Farm equipment and supply sales; and Nurseries, wholesale	1 space per 500 square feet (sq. ft.) of gross floor area; plus 1 space per 1,000 sq. ft. of OUA ²
Packing Shed	1 space per 1,500 sq. ft of gross floor area.
Picnic area	2 spaces per picnic table.
Produce, seasonal sales	1 space per 300 sq. ft. of OUA ² , with a minimum of 3 spaces.
Restaurant/cafe	1 space per 3 fixed seats or equivalent occupancy per Uniform Building Code plus one recreational vehicle space per each 10 parking spaces.

¹ Active use Area (AUA): All developed areas within a building except for storage areas, restrooms, and employee lunchroom/cafeteria(s).

² Outside use area (OUA): The total square footage of an area dedicated to the performance of a specific activity, where uses and activities are or may be conducted, including, but not limited to recreational use, retail sales, rentals, and restaurant seating. The OUA excludes the area of walkways, promenades, restrooms, landscaping and parking areas and a nursery dedicated to the growing of plant material or areas related product and equipment storage.

- b. Permanent parking spaces, may be of dirt or gravel surface, shall be provided for all sales, gift, handicraft and food service areas.
- c. Parking for special events may utilize temporary overflow parking areas that are mowed of dried vegetation to a maximum height of two inches.
- d. Limitations on the number of guests may be based on availability of off-street parking.
- e. Overflow parking areas may be of dirt or gravel surface, provided that the parking shall meet the minimum fire safe standards or same practical effect.
- f. Areas for bus stop and drop off areas shall be provided for any site that has a minimum of 20 parking spaces. Bus stops and drop off areas may be waived if the

parking lot is designed to provide a loop or circular path of travel so that the bus can use the parking drive aisle as a temporary bus stop.

g. On-street parking shall not be permitted on County-maintained roads.

2. Access:

a. Access to a Ranch Marketing Area shall meet the minimum fire safe standards or same practical effect, as determined by the applicable fire district.

b. The access to the ranch marketing area shall be connected directly to a public road, except as provided below:

1. Where a proposed ranch marketing facility is located on a private road and is within general plan designated Agricultural District boundaries, access shall be subject to the review and approval by the Planning and Building Director under site plan review, following a recommendation by the Agricultural Commission.

2. Where a proposed ranch marketing facility is located on a private road and is outside general plan designated agricultural district boundaries, a conditional use permit shall be required.

3. Signage:

a. See Chapter 130.36 (Signs) in Article 3 for design standards and allowed signage within the Agricultural Districts.

b. In addition to the signage allowed in Chapter 130.36, Parcels containing ten (10) acres or more may have one additional unlighted sign, located on-site, advertising authorized activities. The sign's display area shall not exceed sixteen (16) square feet on either sign face, with a total not greater than thirty-two (32) square feet for a double-faced sign.

4. Setbacks: The following minimum setbacks apply to all ranch marketing facilities and outdoor use areas, excluding parking lots and picnic areas:

a. Adjacent to non-residential zones: 50 feet from all property lines.

b. Adjacent to residential zones: 200 feet from all property lines.

c. The 200-foot setback in 4(b) above may be reduced to no less than 50 feet by a grant of administrative relief.

F. Ranch Marketing Definitions:

1. **Agricultural Homestays:** Per Section 113870(a)(2) of the 2005 California Health and Safety Code: "Restricted food service transient occupancy establishment" means; (2) An agricultural homestay establishment that meets all of the following requirements: (A) Has not more than six guest rooms or accommodates not more than 15 guests. (B) Provides overnight transient accommodations. (C) Serves food only to its registered guests and serves meals at any time, and with respect to which the price of food is included in the price of the overnight transient occupancy accommodation. (D) Lodging and meals are incidental and not the primary function of the agricultural homestay establishment. (E) The agricultural homestay establishment is located on, and is a part of, a farm, as defined in section 52262 of the Food and Agricultural Code, that produces agricultural products as its primary source of income. (b) Notwithstanding subdivisions (a), a restricted food service transient occupancy establishment may serve light foods or snacks presented to the guest for self-service. (c) For purposes of the section, "restricted food service transient occupancy establishment" refers to an establishment as to which the predominant relationship between the occupants thereof and the owner or operator of the establishment is that of innkeeper and guest. For purposes of this section the existence of some other legal relationships as between some occupants and the owner of operator shall be immaterial.
2. **Bake Shop:** A facility for the preparation and consumption of food items in which agricultural products grown on-site are used as a main ingredient for at least one of the baked goods, such as apples used to make apple pies, apple turnovers, or other apple pastries. Baked goods made from other ingredients may be offered for sale concurrently with goods made from produce grown on-site.
3. **Choose and Cut Tree Sales:** A commercial operation that the public is allowed on a site where evergreen trees are grown to personally select a specimen, cut it, and transport it off-site for their use as a Christmas.
4. **Christmas Tree Season:** The time period beginning November 1 and ending on Christmas Day.
5. **County Maintained Road:** A road that is listed on the current County Maintained Mileage List by the Department of Transportation.
6. **Crop Production. (Use Type)** Agricultural and horticultural uses including but not limited to production of grains, field crops, vegetables, fruits, nut trees, herbs, flowers and seed production, nursery stock and ornamental plant production (including those plants, trees, shrubs, and ground covers grown in containers, green houses, shade structures, under cover and in the ground), tree and sod farms, associated crop preparation services and harvesting activities including but not limited to, mechanical soil preparation, irrigation system construction, spraying, harvesting and sales of the agricultural crop only.

7. **Dining Facility.** An establishment where food, other than that produced on the premises (such as at a Bake Shop), is prepared and served to the public in an established seating area.
8. **Farm:** Per section 52262 of the California 2022 Food and Agricultural Code, means a place of agricultural production which has annual sales of agricultural products of one thousand dollars (\$1,000) or more.
9. **Food Stand and Chuck Wagon.** A facility, for serving prepared food for consumption on the premises, without indoor seating.
10. **Handicrafts:** Products that are made domestically by hand, normally sold by the person who made them, and do not include items that are mass produced by others.
11. **Harvest Season:** The time period in which the primary crop(s) is harvested on-site and in which certain ranch marketing activities associated with the crop may occur. The season shall begin with the first day of the month in which the crop is harvested and conclude with the last sale of the primary crop(s) harvested that season.
12. **Minimum Cropland Area:** The minimum required area planted and maintained in crop production, as defined in Article 8 (Glossary) of this Title for the production of a commercial crop using standard horticultural practices with regard to irrigation, plan spacing, pruning, and pest and predator control.
13. **Primary Use or Function:** The property is used for agricultural production and the sale of the agricultural commodity that is produced on the property.
14. **Properly Maintained:** Planted crops are tended in a manner consistent with proper and accepted customs and standards of the Agricultural industry including, but not limited to, the provision of irrigation, the control of pests and diseases, and the protection against deer depredation.
15. **Qualifying Marketable Livestock:** The primary business of raising livestock. The livestock must produce a marketable food or non-food product derived from the livestock (such as: oil, leather, fiber, etc.).
16. **Ranch Marketing Activities:** (Use Type) Activities conducted on agricultural lands which are accessory, incidental to, and compatible with the bona fide agricultural operation, intended for the promotion and sale of the agricultural products.
17. **Ranch Marketing Area:** An area used for ranch marketing activities, not including land planted in cropland, packing or storage facilities, unless those areas are also used for accessory ranch marketing activities.

18. **Ranch Marketing Operator:** The person who is listed as the property owner of the parcel used for ranch marketing activities on the last equalized assessment roll, or person designated as the Ranch Marketing Operator by the property owner.
19. **Ranch Market Assessor Use:** A use customarily associated with the primary agricultural use of the land, such as, picnic areas, public tours, hay mazes, pony rides, tractor rides, and fishing ponds that are limited to daylight hours.
20. **Special Events:** Temporary, one day event outside of the normal activities of producing a commercial crop or raising of livestock as a marketable product. Events may be for compensation, charity, promotional purposes, such as weddings, parties, company picnics, birthdays, reunions, auctions, carnivals, concerts, religious meetings, ranch marketing activities, or other social gatherings.
21. **Special Events, Amplified:** A temporary event that utilizes an amplified sound system(s).
22. **Special Events, Non-Amplified:** Temporary events without the use of amplified sound system(s) (music, DJ, Announcers, etc.)

G. Exceptions: This section does not apply to the following uses:

1. Produce sales as defined in Article 8 (Glossary: see "Produce Sales") of this Title, for the direct sale of products grown on-site.
2. Indirect sale by mail, telephone, or internet where delivery of the goods occurs off-site.
3. Direct sale of value-added agricultural products created from products grown on-site.
4. Ranch Marketing for properties outside of the LA, RL, PA, AG Districts:
 - a. Properties NOT in the in Planned Agricultural (PA), Limited Agricultural (LA), Agricultural Grazing (AG40-160), Rural Lands (RL40-160) Districts General Plan Designations, but individual parcels containing a minimum of one (1) or more acres land with a min. (½) acre of permanent agricultural crop in production, that are properly maintained and cared for to produce a commercial crop, and/or qualifying livestock shall be allowed by administrative use permit to pack, process and sale their agricultural product on site. No other Ranch Marketing rights and privileges shall take place on these parcels.

H. Administration and Enforcement of the Ranch Marketing (Section 130.40.260) Ordinance:

Apparently when the County changed Title 17 to be Title 130 they removed the enforcement powers of the Agricultural Commissioner. This is the past Section that was removed:

17.12.20 Administration and enforcement

A. Primary enforcement of the provisions of the Title 17 of the ordinance relating to ranch Marketing, Wineries, and Christmas tree ordinance and agricultural and TPZ zoning requirements shall be performed by the County Agricultural Commissioner, or his/her designee from the Department of Agriculture, Weights and Measures. These enforcement duties shall not include the administrative processing or approval of any special or land use permits, ministerial or discretionary, that may be required by these ordinances code title unless otherwise specified.

1. The County Agricultural Commissioner, whenever necessary, may enter and make an inspection of any premises, plant, conveyance, orchard, vineyard or thing in his/her jurisdiction during normal hours of operation to inspect such business for compliance with the Ranch Marketing, Wineries and Christmas Tree ordinance and zoning requirements.

2. The County Agricultural Commissioner is authorized to issue stop orders or cease and desist orders involving violations of the Ranch Marketing (Section 17.14.180) and Wineries (Section 17.14.190) and Christmas Tree (Section 17.14.200) ordinance, and zoning requirements, and such stop orders or cease and desist orders shall remain in effect until such violations have been resolved.

3. The County Agricultural Commissioner, following a recommendation by the Agricultural Commission, is authorized to issue a certificate of compliance as it relates to nonconforming use with the Ranch Marketing (Section 17.14.180), Wineries (Section 17.14.190) and Christmas Tree (Section 17.14.200) ordinance and agricultural zoning and requirements. (Ordinance 4634, 3-25-2003)

**We are left to assume, given Title 9 - PUBLIC PEACE, MORALS AND WELFARE
CHAPTER 9.02. - CODE ENFORCEMENT, ARTICLE I. - IN GENERAL Sec. 9.02.010. -
Declaration of purpose which states:**

A. The Board of Supervisors (hereinafter referred to as "the Board") finds that the enforcement of this Code ("Code") throughout the County is an important public service, and enforcement of the Code is vital to the protection of the public's health, safety, and quality of life. The Board finds that enforcement starts with the implementation of regulations that can be applied fairly and evenly in administrative enforcement hearings and appeals before the Board. The Board further finds that a comprehensive code enforcement system requires a variety of administrative remedies for the effective enforcement of violations of the Code. The procedures established in this chapter shall be in addition to any civil or any other legal remedy established by law, which may be pursued to address violations of the Code.

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B. The Board also finds that there is a need to establish uniform procedures for administrative enforcement hearings conducted pursuant to the Code. It is the purpose and intent of the Board to establish uniform minimum procedural requirements for administrative enforcement and adjudication procedures for the Code and to provide for an administrative hearing and appeal process for both code enforcement and vehicle abatement cases."

That enforcement falls under Chapter 9.02 of Title 9 of the County Code of Ordinances.

Per El Dorado County Title 130, Article 1, Chapter 130.67, Section 130.67.030 (Administration and Enforcement) It shall be the duty of the Director to administer the provisions of this Title in compliance with Chapter 9.02 (Code Enforcement) of Title 9 (Public Peace, Morals and Welfare) of the County Code of Ordinances. The Director of the Planning and Building Department shall be aided in this enforcement responsibility by the officers and authorized representatives of the County agencies, departments, and offices charged with the responsibility of administering, implementing, and ensuring compliance with the provisions of this Title.

And;

Per El Dorado County Title 130, Article 1, Chapter 130.67, 130.67.040 (Abatement of Nuisance and Penalty for Violation) Any structure erected, constructed, altered, enlarged, converted, moved, or maintained, or any land or structure that is used contrary to either the provisions of this Title or any condition of approval imposed through discretionary authorization, shall be declared unlawful and be subject to the provisions of Chapter 9.02 (Code Enforcement) of Title 9 (Public Peace, Morals and Welfare) of the County Code. Any act or omission made unlawful under this Title shall also include abetting, aiding, allowing, causing, or permitting the act or omission.

And;

Sec. 9.02.080. - Coordination of inspections.

It shall be the duty of the Development Services Code Enforcement Unit to coordinate the inspections and administrative orders as fully as practicable so that the owners and occupants of the premises shall not be subjected to visits by numerous inspectors or multiple or conflicting orders.

And;

Noise Standards are set by Chapter 9.16 and Chapter 130.37 and enforced by Chapter 9.16, Section 9.54.050:

Sec. 9.54.050. - Enforcement.

Any person who violates any of these rules and regulations shall, in the discretion of the enforcing authority, be guilty of an infraction or a misdemeanor and, pursuant to Chapter 1.24, may be subject to a fine of not more than \$500.00 and/or imprisonment not to exceed six months.

(Code 1997, § 9.54.050; Ord. No. 4743, 9-11-2007)

130.23.030 Development Standards

Allowed uses and associated structures shall comply with the following development standards listed in Table 130.23.030 (Industrial / R&D Zone Development Standards) below, in addition to those under Section 130.23.040 (Design Standards) below in this Section, and any other applicable requirements of this Title unless a variance is obtained in compliance with Section 130.52.070 (Variance) in Article 5 (Planning Permit Processing) of this Title, or standards are modified pursuant to a Development Plan permit in compliance with Section 130.52.040 (Development Plan Permit) in Article 5 (Planning Permit Processing) of this Title.

Table 130.23.030 – Industrial / R&D Zones Development Standards

Development Attribute	IL	IH	R&D
Minimum Lot Size (in square feet) ⁵	10,000	20,000	10,000
Minimum Lot Width (in feet) ⁵	60	60	60
Setbacks: (in feet) Front and secondary front ¹	10	30	20
Sides	0 ² or 5	30	0 ² or 5
Rear	10	30	10

Title 130 - Article 2

Zoning Ordinance Zones, Allowed Uses, and Zoning Standards

Sides and Rear (Abutting residentially zoned land) ³	10 or 30	50	10 or 30
Maximum Building Height (in feet)	50	50	50
Floor Area Ratio (FAR) ⁴	0.85	0.85	0.50

Notes:

- ¹ Subject to Landscaping requirements in the site planning and design manual.
- ² Zero lot line with fireproof wall and no openings meeting building and fire code requirements, otherwise the 5 foot setback applies.
- ³ Subject to Landscaping requirements in the site planning and design manual.
- ⁴ Ratio of allowable floor area to site area.
- ⁵ Lots that are created for access road, parking areas, common area landscaping and open space purposes are exempt from the area and width standards of the respective zones.

130.23.040 Design Standards

- A. **Research and Development Zones.** Design standards for the Research and Development Zone are contained in the County’s adopted Research and Development Zone Design Standards (Resolution 201-2015). The Design Review process, where applicable, shall determine whether the structure is in compliance with the adopted design standards.



COMMUNITY DEVELOPMENT AGENCY

DEVELOPMENT SERVICES DIVISION

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

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

(530) 621-5315 / (530) 622-1708 Fax

blgddept@edcgov.us

PLANNING

(530) 621-5355 / (530) 642-0508 Fax

planning@edcgov.us

LAKE TAHOE OFFICE:

924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

tahoebuild@edcgov.us

May 20, 2022

DPIF2 CA 32 El Dorado Hills LLC
5500 Equity Avenue
Reno, NV 89502

RECEIVED

NOV 21 2022

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Re: Determination of Application Incompleteness
Project Frontier
Application Number: DR22-0003

Jeff Zygler and George Condon,

Planning Services has reviewed the above-referenced application and found it to be **incomplete**. The application was submitted on April 10, 2022 but was no fees were submitted to allow for processing until April 21, 2022.

Note that the project proposes a building height that exceeds the maximum height identified within Table 130.23.020 for the Research and Development Zone. In accordance with Section 130.30.060, all structures shall conform to the maximum height requirements for the zone unless a Conditional Use Permit (CUP) is approved in compliance with section 130.52.040. Please submit a CUP application with all applicable materials and fees for the exception to the height requirement. CUP application and fee schedule attached. Reports submitted (previously or forthcoming) under the Design Review (DR) application can be utilized to meet the requirements of the CUP application checklist.

As identified in the DR and CUP checklists, the following information is needed to complete the application:

1. Grant deed. *Checklist item no. 3.*
- done 2. An 8 ½ x 11" vicinity map showing the location of the project in relation to the distance to major roads, intersections, and town sites. *Checklist item no. 5.*
- tbd 3. A site grading and drainage exhibit was provided with the submittal. However, if, after further review, staff determines that a drainage report is needed, you will be required to provide that, as well. *Checklist item no. 14.*

Further, the following items were identified as "in process" on the application checklist provided with the submittal and are considered outstanding:

- done 4. A record search for archaeological resources conducted through the North Central Information Center. *Checklist item no. 8.*

CUP22-0016

Table 130.50.030.A – Review Authority

Type of Application	Citation	Director	Zoning Administrator	Planning Commission	Board of Supervisors
Administrative Permit	130.52.010	Issue ⁴	–	Appeal	Appeal
Minor Use Permit	130.52.020	Recommend ¹	Decide	Appeal	Appeal
Conditional Use Permit	130.52.021	Recommend ¹	Decide ²	Decide	Appeal
Design Review Permit	130.52.030	Decide / Recommend	–	Decide	Appeal
Development Agreement	130.58.030	–	–	Recommend	Decide
Development Plan Permit	130.52.040	Recommend	–	Decide	Appeal
Revisions to an Approved Permit or Authorization ³	130.54.070	Decide	Decide	Decide / Appeal	Appeal
Specific Plan	130.56.020	–	–	Recommend	Decide
Temporary Mobile Home Permit	130.52.050	Issue	–	Appeal	Appeal
Temporary Use Permit	130.52.060	Decide	–	Appeal	Appeal
Variance	130.52.070	–	Decide	Appeal	Appeal

NOTES:

¹ The review authority will consider a discretionary application and make a recommendation for decision to a higher review authority.

² Where two deciding review authorities are indicated, such as for Conditional Use Permits, the review authority of original jurisdiction will be determined by the complexity of the project.

³ Revisions to an approved project shall be decided by the review authority of original jurisdiction.

⁴ Administrative relief and waivers of agricultural setbacks beyond the scope of the Director’s authority are referred to the Ag Commission for consideration and approval. The Ag Commission decision may be appealed to the Board.



SHERIFF'S PUBLIC SAFETY DISPATCHER I/II

Class Code:
3801/3802

Bargaining Unit: Local 3 Trades & Crafts

THE COUNTY OF EL DORADO
Established Date: Jun 1, 1990
Revision Date: Sep 1, 2020

SALARY RANGE

\$26.89 - \$36.31 Hourly
\$2,151.20 - \$2,904.80 Biweekly
\$4,660.93 - \$6,293.73 Monthly
\$55,931.20 - \$75,524.80 Annually

DEFINITION & DISTINGUISHING CHARACTERISTICS:

DEFINITION

Under immediate or general supervision, receives 911 system emergency and non-emergency calls; dispatches assignments according to established emergency and Sheriff's Office procedures; performs a variety of technical tasks relative to the assigned functional area; and performs related duties as assigned.

SUPERVISION RECEIVED AND EXERCISED

Receives immediate or general supervision from the Sheriff's Public Safety Dispatcher Supervisor. Exercises no direct supervision over staff.

CLASS CHARACTERISTICS

Sheriff's Public Safety Dispatcher I: This is the entry-level classification in the Sheriff's Public Safety Dispatcher class series. Under immediate supervision, incumbents learn Sheriff's dispatch protocols; County, state, and federal rules and regulations; and the operation of varied communications-related equipment. As experience is gained, assignments become more varied, complex, and difficult; close supervision and frequent review of work lessen as an incumbent demonstrates skill to perform the work independently. Positions at this level usually perform most of the duties required of the positions at the II-level, but are not expected to function at the same skill level and usually exercise less independent discretion and judgment in matters related to work procedures and methods. Work is usually supervised while in progress and fits an established structure or pattern. Exceptions or changes in procedures are explained in detail as they arise.

Sheriff's Public Safety Dispatcher II: This is the fully qualified journey-level classification in the Sheriff's Public Safety Dispatcher class series. Incumbents independently perform responsible emergency dispatching on an assigned shift. Positions at this level are distinguished from the I-level by the performance of the full range of duties as assigned, working independently under less supervision than the I-level, and exercising judgment and

initiative. Incumbents may be required to provide intermittent training to less experienced dispatchers. Positions at this level receive only occasional instruction or assistance as new or unusual situations arise and are fully aware of the operating procedures and policies of the work.

This class is distinguished from Sheriff's Sr. Public Safety Dispatcher in that the latter is the working lead-level of this class series, with responsibility for planning and directing emergency communications activities on a designated shift.

Positions in the Sheriff's Public Safety Dispatcher class series are flexibly staffed and positions at the II-level are normally filled by advancement from the I-level, after gaining the knowledge, skill, and experience which meet the qualifications for and after demonstrating the ability to perform the work of the higher-level class.

EXAMPLES OF DUTIES (ILLUSTRATIVE ONLY):

EXAMPLES OF TYPICAL JOB FUNCTIONS (Illustrative Only)

- Receives, analyzes, and evaluates 911, sheriff's emergency and business calls, including inquiries and complaints, fire, ambulance, roads, animal control, and maintenance; transfers calls to appropriate parties or creates a call for dispatch.
- Dispatches sheriff units or other staff and equipment to emergency or non-emergency locations; eliciting information to determine nature of emergency; and dispatching and coordinating law enforcement, medical, fire, and other emergency response units in accordance with Sheriff's Office procedures.
- Monitors status of public safety units to ensure personnel safety and availability for services.
- Operates multiple communications devices and computers concurrently to ensure appropriate response to calls, and continuously updates suspect information and deputy locations.
- Maintains efficient records of radio calls and information logs.
- Accesses local, state, and federal criminal justice information systems to transmit and receive information.
- Maintains radio contact with allied agencies, including mobile and portable units; recognizes units from other agencies and assists them with County units or provides requested information.
- Performs basic equipment adjustments and maintenance; maintains records and files; and may perform associated office support duties.
- May provide training or work instruction to newly hired Public Safety Dispatchers.
- Performs related duties as assigned.

EDUCATION & EXPERIENCE REQUIREMENTS (TYPING "SEE RESUME" IN APPLICATION WILL NOT BE ACCEPTED):

QUALIFICATIONS

Some knowledge and abilities may be gained by employees at the entry (I) level while in a learning capacity.

Knowledge of:

- Principles, practices, procedures, and terminology used in police, sheriff, fire, and related emergency radio and telephone communications.
- Basic functions of law enforcement agencies.
- County and Sheriff's Office policies and procedures.
- The topography and communities of El Dorado County.

- Proper and effective methods of deploying law enforcement personnel.
- Applicable federal, state, and local laws, regulatory codes, ordinances, and procedures relevant to assigned area of responsibility.

- Principles of employee training and leadership.
- Principles and procedures of recordkeeping.
- Techniques for dealing with people of all socio-economic backgrounds under hostile and emergency situations.
- Safety practices and precautions pertaining to the work.
- Principles and techniques for working with groups and fostering effective team interaction to ensure teamwork is conducted smoothly.
- Techniques for providing a high level of customer service by effectively dealing with the public, vendors, contractors, and County staff.
- The structure and content of the English language, including the meaning and spelling of words, rules of composition, and grammar.
- Modern equipment and communication tools used for business functions, and program, project, and task coordination.
- Computers and software programs (e.g., Computer Aided Dispatch, mapping, Microsoft software packages) to conduct, compile, and/or generate documentation.

Ability to:

- Read and interpret maps and other pertinent documentation.
- Observe and accurately recall places, names, descriptive characteristics, and facts of incidents.
- Memorize codes, names, locations, and other detailed information.
- Work under stressful conditions; assess difficult or emergency circumstances; remain calm; make quick, sound, and independent decisions based on facts; and develop, implement, and direct appropriate response strategies.
- Understand, interpret, and apply pertinent laws, codes, regulations, policies and procedures, and standards relevant to work performed.
- Effectively represent the Sheriff's Office and the County in meetings with governmental agencies; community groups; various business, professional, and regulatory organizations; and other public contacts.
- Independently organize work, set priorities, meet critical deadlines, and follow-up on assignments.
- Effectively use computer systems, software applications, and modern business equipment to perform a variety of work tasks.
- Communicate clearly and concisely, both orally and in writing, using appropriate English grammar and syntax.
- Use tact, initiative, prudence, and independent judgment within general policy, procedural, and legal guidelines.
- Establish, maintain, and foster positive and effective working relationships with those contacted in the course of work.

Education and Experience:

Any combination of the required experience, education, and training that would provide the essential knowledge, skills, and abilities is qualifying.

Sheriff's Public Safety Dispatcher I:

Equivalent to graduation from high school;

AND

One (1) year of public contact and/or non-emergency dispatching experience.

Sheriff's Public Safety Dispatcher II:

Equivalent to graduation from high school;

AND

One (1) year of emergency dispatching experience at a level equivalent to the County's class of Sheriff's Public Safety Dispatcher I.

Licenses and Certifications:

- A Peace Officer Standards and Training (POST) Professional Public Safety Dispatcher Basic Certificate is desirable.

OTHER REQUIREMENTS:

ENVIRONMENTAL CONDITIONS/PHYSICAL DEMANDS

The conditions herein are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential job functions.

Environment: Work is performed indoors in an office setting, under highly stressful conditions; requires long shifts, which includes evening, night, weekend and holiday shifts and call-backs.

Physical: Primary functions require sufficient physical ability to work in an office setting and operate office equipment; vision in the normal visual range with or without correction sufficient to read computer screens and printed documents; hear in the normal audio range with or without correction. **Frequent** sitting, reaching, wrist and arm motions, fine finger dexterity of both hands, ability to grasp and hold; lifting, carrying or pushing objects that weigh up to 15 lbs. **Infrequent** standing, walking and bending; lifting, carrying or pushing objects that weigh more than 15 lbs.

KNOWLEDGE:

PHYSICAL DEMANDS

Must possess mobility to work in a standard office setting and use standard office equipment, including a computer; vision to read printed materials and a computer screen; and hearing and speech to communicate in person and over the telephone. This is primarily a sedentary office classification although standing and walking between work areas may be required. Finger dexterity is needed to access, enter, and retrieve data using a computer keyboard or typewriter keyboard and to operate dispatch and standard office equipment. Positions in this

classification occasionally bend, stoop, kneel, reach, push, and pull drawers open and closed to retrieve and file information. Employees must possess the ability to lift, carry, push, and pull materials and objects up to 25 pounds. Reasonable accommodations will be made for individuals on a case-by-case basis.

ENVIRONMENTAL CONDITIONS

Employees work in an office environment under highly stressful conditions with moderate noise levels, controlled temperature conditions, and no direct exposure to hazardous physical substances. Employees may interact with members of the public or with staff under emotionally stressful conditions while interpreting and enforcing departmental policies and procedures. Occasionally this class may be required to perform work duties in an emergency field operations environment such as within a communications vehicle.

WORKING CONDITIONS

Must be willing to work nights, weekends, and holidays. Must be willing to be called back, held over, or called-in to maintain minimum staffing levels. Shifts can be stressful and routinely 12 hours long. Must be able to pass a thorough background investigation.

CLASS SPEC TITLE 7:

HISTORY

JCN: 3801 – Public Safety Dispatcher I, **3802** – Public Safety Dispatcher II

Created: June 1990

Revised: March 1997

Revised: March 1998

Revised: April 2013

Revised: August 2016 - HRD

Revised: September 2020



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

CITY OF FOLSOM

Revision Date: Jan 1, 2021

DISPATCHER I/II

Class Code:
6400

Bargaining Unit: Folsom Police Officer's
Association

SALARY RANGE

\$5,246.19 - \$7,593.50 Monthly

\$62,954.25 - \$91,122.02 Annually

DEFINITION:

Under immediate and general supervision, receive all incoming requests for service either by telephone or radio; evaluate information received, determine proper course of action, and follow departmental procedures in carrying out the correct course of action. Dispatcher IIs may oversee, monitor, and/or direct the work of lower level personnel.

DISTINGUISHING CHARACTERISTICS

The Dispatcher I is the entry-level class of the Dispatcher series. Initially under close supervision, the incumbents perform the more routine duties while learning city policies and procedures and becoming familiar with the variety of departmental systems and practices and how to handle increasingly more difficult and stressful calls. As experience is gained, duties become more diversified and are performed under more general supervision. This class is flexibly staffed with Dispatcher II and incumbents may be advanced to the higher level after one year, successful completion of the P.O.S.T. Basic Public Safety Dispatcher Course, and demonstrating proficiency that meets the qualifications.

The Dispatcher II is the experienced/journey level class in the series, fully competent to independently perform the full range of duties. This class is distinguished from those in the lower classification of Dispatcher I by the relative independence with which they perform their duties of applying specific references, procedures, sequences, and alternatives to different work situations, referring non-procedural questions to the supervisor, and the possibility of being assigned as a Communications Training Officer

EXAMPLES OF ESSENTIAL DUTIES:

NOTE: The following are the duties performed by employees in this classification. However, employees may perform other related duties at an equivalent level. Each individual in the classification does not necessarily perform all the duties listed.

- Receive and respond to incoming routine and emergency telephone and radio calls, including 911 emergency calls.
- Process calls from the public and dispatch police units using a computer-aided dispatch system.

- Answer inquiries and public complaints, and dispatching appropriate units or equipment to handle routine and emergency calls.
- Supply information to the public.
- Maintain contact with local units on assignment and with personnel from other law enforcement agencies.
- Monitor, respond to, and determine proper course of action related to radio transmissions.
- Compile data and prepare reports of calls for service, equipment dispatched, and disposition.
- Use computer system to request information from other law enforcement agencies and to input and retrieve data.
- Perform a variety of difficult and technical police record keeping work.
- Conduct all types of searches, including body and strip searches as necessary; monitor collection of bodily samples.
- Perform general office assistance and assignments.
- Perform related duties as assigned.

EMPLOYMENT STANDARDS:

NOTE: The level and scope of the knowledge and abilities listed below are related to job duties as defined under "Distinguishing Characteristics."

Knowledge of:

- Telephone techniques and etiquette.
- Modern office procedures, techniques, and equipment.
- Recordkeeping methods and procedures.

Ability to:

- Learn to effectively operate computer aided dispatch system rooms, 9-1-1 telephone equipment, and radio equipment.
- Follow and interpret oral and written instructions.
- Accurately transfer information.
- Type accurately from a clear copy.
- Read and interpret manuals and codes.
- Remain calm, act quickly, and use good judgment in all situations.
- Compile information and maintain records.
- Interact with the public courteously, with patience, and a positive attitude.
- Work a variety of shifts including nights, weekends, and holidays.
- Effectively communicate verbally and in writing.

Establish and maintain effective working relationships with those contacted in the course of work.

MINIMUM QUALIFICATIONS:

Dispatcher I

Experience:

Two (2) years of full-time clerical experience involving substantial public contact.

Dispatcher II

Experience:

One (1) year of full-time dispatch experience with a governmental law enforcement agency. Duties routinely performed must be similar to those completed by dispatchers at the Folsom Police Department. Incumbents must have utilized a computer-aided dispatch system to perform job duties.

License, Certificate, Registration Requirements:

Some positions may require the possession of, or the ability to obtain and retain, a California Class C driver license by the time of appointment. Individuals who do not meet this requirement due to a disability will be reviewed on a case-by-case basis.

Dispatcher I

As part of probation, a Dispatcher I must successfully complete a 120-hour P.O.S.T. Basic Public Safety Dispatcher course within 12 months of hire.

Dispatcher II

Possession of a current and valid P.O.S.T. Dispatch Certificate.

Physical Requirements:

Work is performed in a typical office environment. (1) Mobility: frequent use of keyboard; frequent sitting for long periods of time; occasional bending or squatting. (2) Lifting: frequently up to 10 pounds; occasionally up to 25 pounds. (3) Vision: constant use of overall vision; frequent reading and close-up work; occasional color and depth vision. (4) Dexterity: frequent repetitive motion; frequent writing; frequent grasping, holding, and reaching. (5) Hearing/ Talking: frequent hearing and talking, in person and on the phone. (6) Emotional/ Psychological: frequent decision-making and concentration; frequent public and/or coworker contact; occasional working alone. (7) Environmental: frequent exposure to noise.

Other Requirements:

Must be willing to work varied, rotating shifts, including nights, weekends, and holidays.

EL DORADO COUNTY SHERIFF'S OFFICE
SHERIFF JOHN D'AGOSTINI

MEMORANDUM

TO: Board of Supervisors
FROM: Cassidy Thomason, Dispatch Supervisor
SUBJECT: Central Dispatch Staffing
DATE: 4/3/2023



Board of Supervisors,

My name is Cassidy Thomason, I am the Senior Dispatch Supervisor for Central Dispatch and have been Dispatching for 23 years. I am currently the new hire training supervisor. Central Dispatch needs help from our Board of Supervisors to help us retain the Dispatchers we have as well as recruit lateral Dispatchers. We are at critical staffing levels and we need the Board of Supervisors to acknowledge that. The size of our County adds to our unique complexity and struggle with hiring entry level trainee's. Our training program takes 11 to 14 months depending on the trainee and is equivalent to a 2-year, AA degree in material and knowledge. It takes several months to determine someone cannot pass our training program. Central Dispatch is a training ground for Folsom Police Department. When the last salary survey was completed, it was stated that Folsom Police wasn't a comparable agency, yet we have lost the most dispatchers to them due to salary. Folsom's jurisdiction is 24 square miles vs El Dorado Counties 1800 square miles. El Dorado County includes Lake Tahoe, Folsom Lake, multiple other large lakes and rapid rivers and the Rubicon Trail. We deal with a large number of Wild Land fires. All of the outdoor exploring opportunities in our County result in numerous search and rescues, water rescues and evacuations which demand a high level of specialized training to keep our Deputies and Citizens safe.

Central Dispatch needs the Board of Supervisors assistance on multiple levels.

- Our overtime worked by Dispatchers in February 2023 was 524 hours. An additional 640 hours were covered by Deputies currently assigned to Dispatch due to short staffing. This is unacceptable and causing burn out. *It's also pulling valuable resources from patrol.*
- Central Dispatch needs a reasonable standard for maximum hours each dispatcher works per month. Our Dispatchers are working their regular 42 hours a week, then 1 or 2 days off a week as overtime, 2 days a month on call and getting texts on their days off for additional overtime. A Dispatcher on my team had 83 hours of overtime in February.
- Central Dispatch needs a reasonable standard for adequate shift coverage and supervision. Our Supervisor's are currently working the floor as full time dispatcher plus doing their Supervisor duties. This is unacceptable. Example: Patrol doesn't have Sergeants working out in the field as patrol units, training patrol units and supervising patrol units in addition to doing payroll, scheduling and many other supervisory tasks.
- With our current staffing levels Liability is a huge concern. Officer safety and citizen safety are very important. Low staffing levels and undertrained extra help are concerning.
- Central Dispatch needs the Board of Supervisors to create Per Diem Dispatcher positions. For the Dispatchers currently employed the background needs to be waived. Citrus Heights Police Department and Folsom dispatchers have already agreed to assist us.
- Central Dispatch needs the Board of Supervisors to immediately enforce \$5,000. Retention bonuses for our current Dispatchers.
- Central Dispatch needs the Board of Supervisors to immediately enforce a \$5,000. Signing bonus for Lateral Dispatchers.
- Central Dispatch needs the Board of Supervisors to release us from our current bargaining unit and create our own. Our County needs to be competitive with surrounding agencies salaries and benefits. This is impossible to do when we are tied to incomparable Department of Transportation and Animal Control.

Our Administration is working hard to push applicants through backgrounds which is appreciated. The problem is we can't train fast enough to cover current and future vacancies. Hopefully with everyone's assistance we can come up with a solution for staffing as well as training. Central's Dispatchers need a short- and long-term plan for staffing, training, recruitment, retention and reasonable expectations for supervisor's and dispatchers. As an agency we need to create a work /

life balance. We also need continued support and involvement from our Administration, Human Resources and our Board of Supervisors. Thank you

AF Jernon,
Good morning,

I spoke with Dispatch Manager Mike Aguilar this morning about having recently researched other agency's incentives for lateral positions in an effort to pursue a positive change to our own lateral employment posting. It is my belief that, if we want to become more appealing for lateral applicants, our current incentives are subpar at best compared to other agencies. I understand any changes to a position or added incentives would need approval and am requesting this information be sent up the chain of command. We are desperate for help but are not being competitive with the agencies around us.

I have been a dispatcher for over 8 years now with this agency, I have spoken at length with other dispatchers at a variety of agencies as well as seen other dispatchers talk together in social media groups about lateral positions and hiring. What I have learned is those dispatchers that would consider applying for a lateral position will weigh the pros and cons heavily of leaving their own department, more often the cons vastly outweigh the pros. What it would look like for them is losing seniority, their choice of shifts often having to go back to working nights for long periods of time, having to go back through training, losing their accrued vacation and sick time, and possibly having a decrease in pay as well. It's clear to see why El Dorado County is not a department that laterals would look at past face value based on this. Our pay is competitive now, but we still are bested by other agencies that offer much more.

While personally I see the value of our department, having grown up in this county and seeing how attuned to the public we are, how total care extends to all reaches of the county, I also see that changes in society mean we need to change and adapt alongside. I have added some links to other agency's lateral employment listings that I believe we should reference and adopt for our own lateral employment posting.

Yuba County offers \$2,500 to \$10,000. They've even gone so far as to add potential relocation assistance, as well as an immediate 50 hours of sick time and 50 hours of vacation time upon hiring.
<https://www.calopps.org/yuba-county/job-20358334>

Placer County, an immediate neighbor to our county, offers a variety of incentives including not just an initial hiring incentive, but an addition \$1,000 upon completion of their probationary period. Placer County also offers POST Certificate incentives.
<https://www.jobapscloud.com/Placer/sup/bulpreview.asp?R1=PAEL&R2=FRENM&R3=02>

Davis Police Department offers education and POST certificate incentives as well as 5% shift differential for night shift, making a lateral application more appealing should a lateral be assigned to a night shift after losing their seniority. Davis Police Department also has maintained their longevity pay, ensuring employees have a reason to stay.
<https://www.governmentjobs.com/jobs/3878258-0/public-safety-dispatcher-ii?page=2&keyword=dispatcher%20lateral&location=Sacramento%2C%20CA&distance=25&isTransfer=False&isPromotional=False&pagetype=searchPage>

The City of Vacaville Police Department offers a \$20,000 lateral incentive broken into \$5,000 increments starting with a \$5,000 signing bonus through to the final \$5,000 achieved upon the completion of 3 years of service.

<https://www.governmentjobs.com/jobs/3802486-0/public-safety-dispatcher-lateral-20-000-recruitment-incentive?keyword=dispatcher%20lateral&location=Sacramento%2C%20CA&distance=50&pageType=searchPage>

The City of Fairfield offers the same \$20,000 incentive to lateral applicants as Vacaville.

<https://www.governmentjobs.com/jobs/3504860-0/dispatcher-lateral?page=2&keyword=dispatcher%20lateral&location=Sacramento%2C%20CA&distance=50&isTransfer=False&isPromotional=False&pageType=searchPage>

The City of Yuba offers a \$22,500 hiring incentive for laterals, broken into four payments as well starting with a \$7,500 signing incentive and a final payment of \$5,000 upon completion of 36 months of employment and an immediate bank of 40 hours of sick leave upon hiring.

<https://www.governmentjobs.com/jobs/3668013-0/public-safety-dispatcher-ii-lateral?page=2&keyword=dispatcher%20lateral&location=Sacramento%2C%20CA&distance=50&isTransfer=False&isPromotional=False&pageType=searchPage>

Although I understand we may not have the capacity as some larger agencies to adopt these same incentives entirely, I believe in attempting to amplify our lateral position even by a fraction, it would be a step in the right direction to getting the staffing we so desperately need and in turn raising the morale of the dispatch center as a whole. There are so many agencies in the state looking for dispatchers. Our current course of action has proven to be ineffective for years. We must acknowledge that our agency does not stand out to experienced applicants and implement what changes we can for the benefit of the entire department, county, and citizens that rely on us to answer their calls.

Though many immediate agencies near us have not implemented incentives, doing so ourselves would put us ahead that much quicker and draw lateral applicant's attention to our agency. It is my belief that in gaining that attention, applicants would look further into our county and our agency and see the variety of benefits we offer here, more than just the wellness and breaks that other agencies don't often receive, but to the residents that support us, the beauty El Dorado County has to offer, and the support that we in dispatch receive from the department and command staff on a daily basis. Should hiring incentives prove unreasonable, other options exist in the forms of salary increases, retention bonuses for those of us that have struggled through this extended difficult time, schedule changes to mirror other agencies like Citrus Heights Police Department who work 3 twelve hour shifts per week yet are paid for 40 and thus have a higher morale, implementation of education incentives, increased PTO in the forms of sick time or vacation, increased on call pay rate, incentives for POST certificates, just to name a few. Dispatch has been operating successfully at below critical staffing, and while many might think that success shows our numbers are stable, it is a detriment to the physical and mental wellbeing of the staff we have retained to maintain that mindset. As stated, our current course of action for hiring, and our current state of operation, is ineffective. We must change and do better for our employees, for our citizens, and for all that find their way into our beautiful county.

Thank you for your time

From: Tracy Doyle <tracyoilsistas@gmail.com>
Sent: Tuesday, April 4, 2023 2:54 PM
To: BOS-Clerk of the Board
Subject: Letter I read
Attachments: ED5F3FD5-E29F-4940-9A3A-4BF50A36F7A7.jpeg; 9A4D3A96-FA23-418B-99AE-AEF34982A0A9.jpeg

Supervisors:

Attached you will find the letter I read during today's meeting.

Kim, please attach to public comments for today and forward to Supervisors.

Regards,

Tracy Doyle

--

Tracy Doyle
Young Living Essential Oils
Silver
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County of El Dorado

Chief Administrative Office

330 Fair Lane
Placerville, CA 95667-4197

Don Ashton, MPA
Chief Administrative Officer

Phone (530) 621-5530
Fax (530) 626-5730

October 4, 2017

Dear Mr. Krueger,

We are pleased to notify you that El Dorado County has a greenfield site that meets the majority of Amazon's needs.

The site is located in El Dorado Hills on the El Dorado/Sacramento County line in California. The site is immediately connected to the main arterial of Latrobe Road, is 3 miles south of Highway 50, and is 40 miles east of the Sacramento International Airport (Attachments 1 and 2).

The site is comprised of three parcels (6.81, 29.98, and 207.89 acres) totaling 244.68-acres and is located within the El Dorado Hills Business Park (Attachment 3 and Sales Brochure). All three parcels are owned by the same private land owner:

DST Systems, Inc.
Christopher J. Lemke
Senior Counsel Director
333 W. 11th Street
Kansas City, Missouri 64105
Tel: (816) 435-6403
Fax: (816) 435-8210
Cell: (816) 352-9096
Email: CJLemke@dstsystems.com

The site has available water and sewer provided by the El Dorado Irrigation District, electricity provided by Pacific Gas & Electric, and a General Plan Land Use and Zoning designation of Research and Development (R&D), which allows the proposed use by right.

The floor area ratio for R&D-zoned land is 0.5, which would allow for the development of approximately 5,000,000 square feet. Immediately adjacent to this parcel is an Industrial parcel with a floor area ratio of 0.85 that totals 250 acres over 4 contiguous parcels (Attachment 4), owned by a single private landowner. This site has available water, sewer, and electricity, a General Plan Land Use designation of Industrial, and a Zoning designation of Industrial Low, which allows the proposed use with a Staff-level Design Review Permit, and would provide more than enough space for Amazon's ultimate buildout of 8,000,000 square feet.

A preliminary wetland delineation from August 2000 notes that the site contains approximately 4.72 acres of potential Waters of the U.S. If the wetlands are verified, and cannot be avoided, a 404 permit from the U.S. Army Corp of Engineers would be required.

Risks associated with the site are minimal. The wetlands noted in the wetland delineation are intermittent drainages and seasonal wetlands that would not pose a significant risk of flooding. The site is approximately 750 feet above mean sea level and is outside of any dam failure inundation zones.

Major weather events within 50 miles of the site include major snowstorms in the Tahoe area and wild fires in the rural areas of El Dorado County and surrounding counties.

With regard to the presence or absence of endangered species and archaeological resources, the site is not located in an Important Biological Corridor and resources; however, verification of each would be required as part of the U.S. Army Corps of Engineers' Wetlands Delineation Process, if the wetlands identified in the preliminary wetland delineation cannot be avoided.

The site affords suburban amenities, including close proximity to Highway 50, shopping, entertainment, abundant outdoor recreation, and housing options that range from multi-family to single-family (Attachment 5).

The County is willing and ready to discuss sales and/or property tax incentives, and specific incentives:

- A designated executive and technical team;
- Priority permit processing;
- One-stop-shop for County permits and permit process assistance through the County's Services' Ombudsman;
- Deferred Traffic Impact Mitigation Fees; and
- Access to Health and Human Services Agency's El Dorado County Community Development Center helps business owners find employees and enhance their business with services such as CalJOBS listings, labor market information, recruitment assistance, workshops and counseling.

El Dorado County has world class public schools, offers a quality of life that is unmatched, and a team that is committed to working with our current and future Business Partners to achieve their goals.

If you have any additional questions please do not hesitate to contact me.

Sincerely,



Tiffany Schmid
Principal Administrative Analyst
(530) 621-5132
tiffany.schmid@edcgov.us.

Cc: Don Ashton, Chief Administrative Officer
Roger Trout, Planning and Building Director
Shiva Frentzen, District II Supervisor
John Hidahl, District I Supervisor
Christopher J. Lemke, DST Systems, Inc.

Attachments:

Attachment 1_El Dorado County_Amazon Industrial and R&D APN and Acreage Breakdown
Attachment 2_El Dorado County_Amazon Aerial Map with Selected Parcels
Attachment 3_El Dorado County_Amazon R&D Assessors Plat Map
Attachment 4_El Dorado County_Amazon Industrial Assessors Plat Map
Attachment 5a and 5b_El Dorado County_Amazon Land Use Designation Map
Sales Brochure
Preliminary Wetland Delineation