

Exhibit A
Proposed General Plan Land Use Designation
Pilot Hill Area
APN: 104-250-010

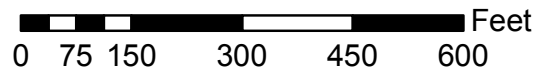
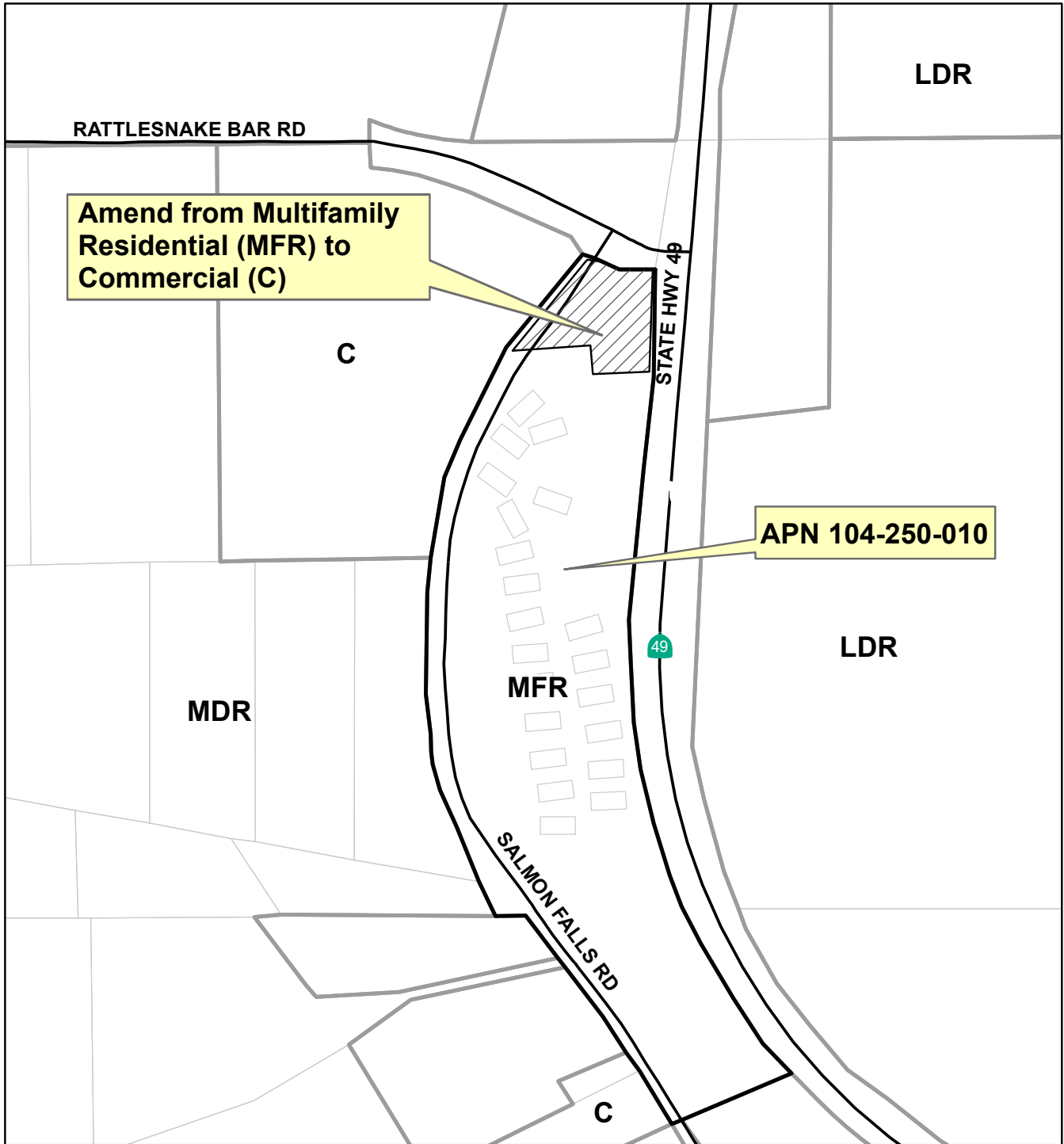
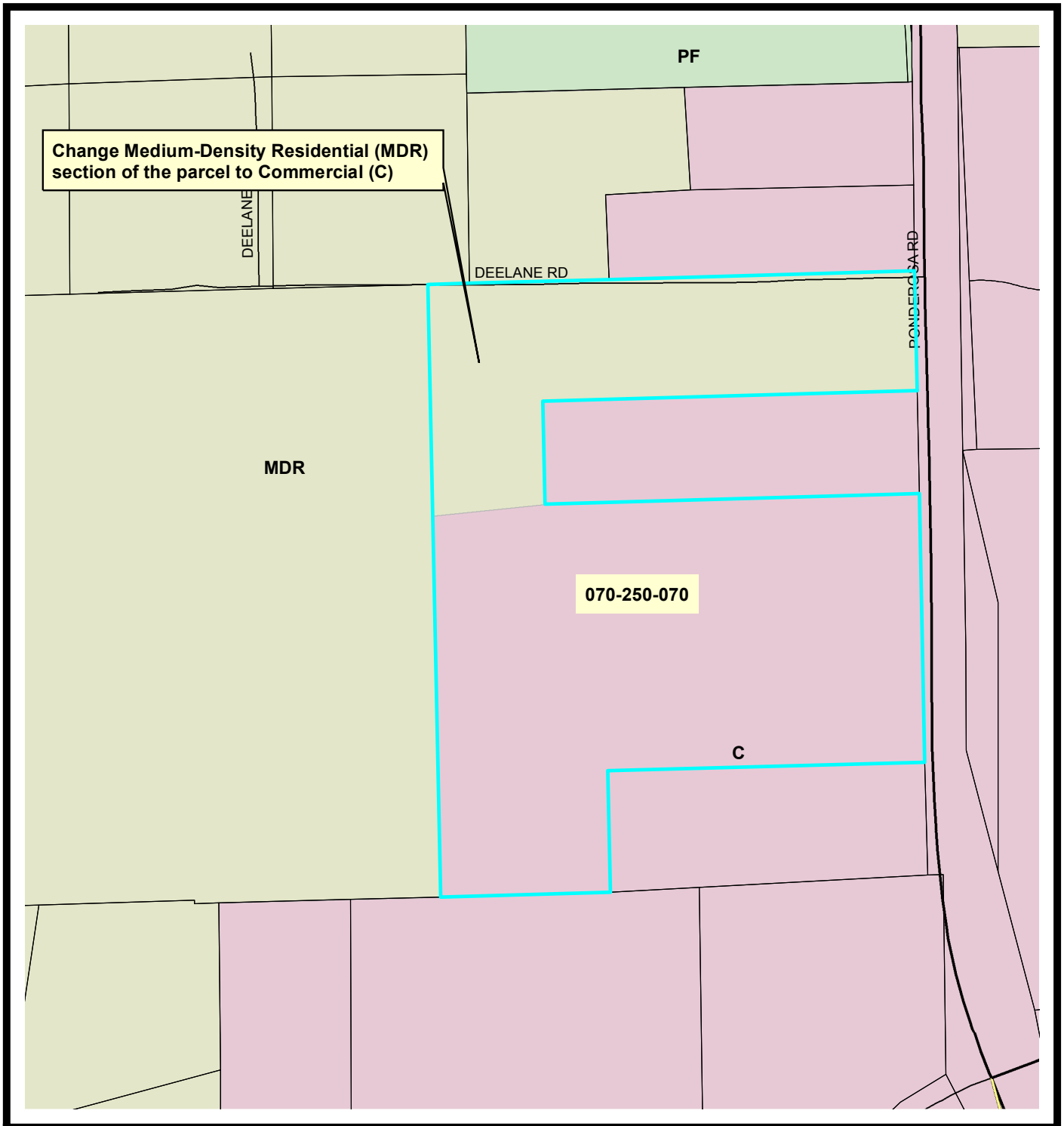


Exhibit B
Proposed General Plan Land Use Designation
Shingle Springs Area
APN: 070-250-070



- C
- MDR
- PF

0 0.015 0.03 0.06 Miles



Exhibit C

Proposed Rezone - Greenwood Area

APNs: 074-100-029, 074-100-041, 074-100-046, 074-100-050

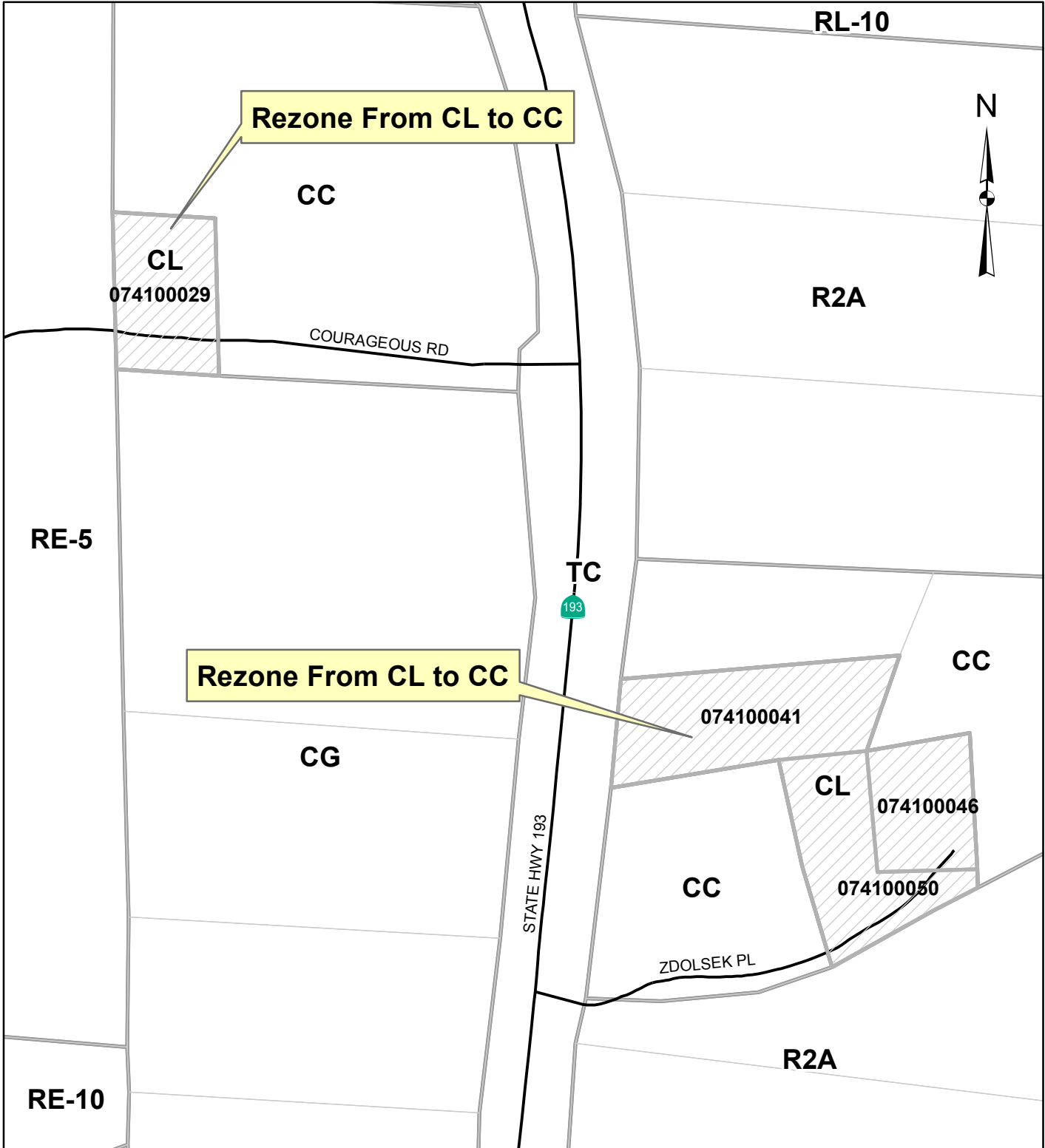
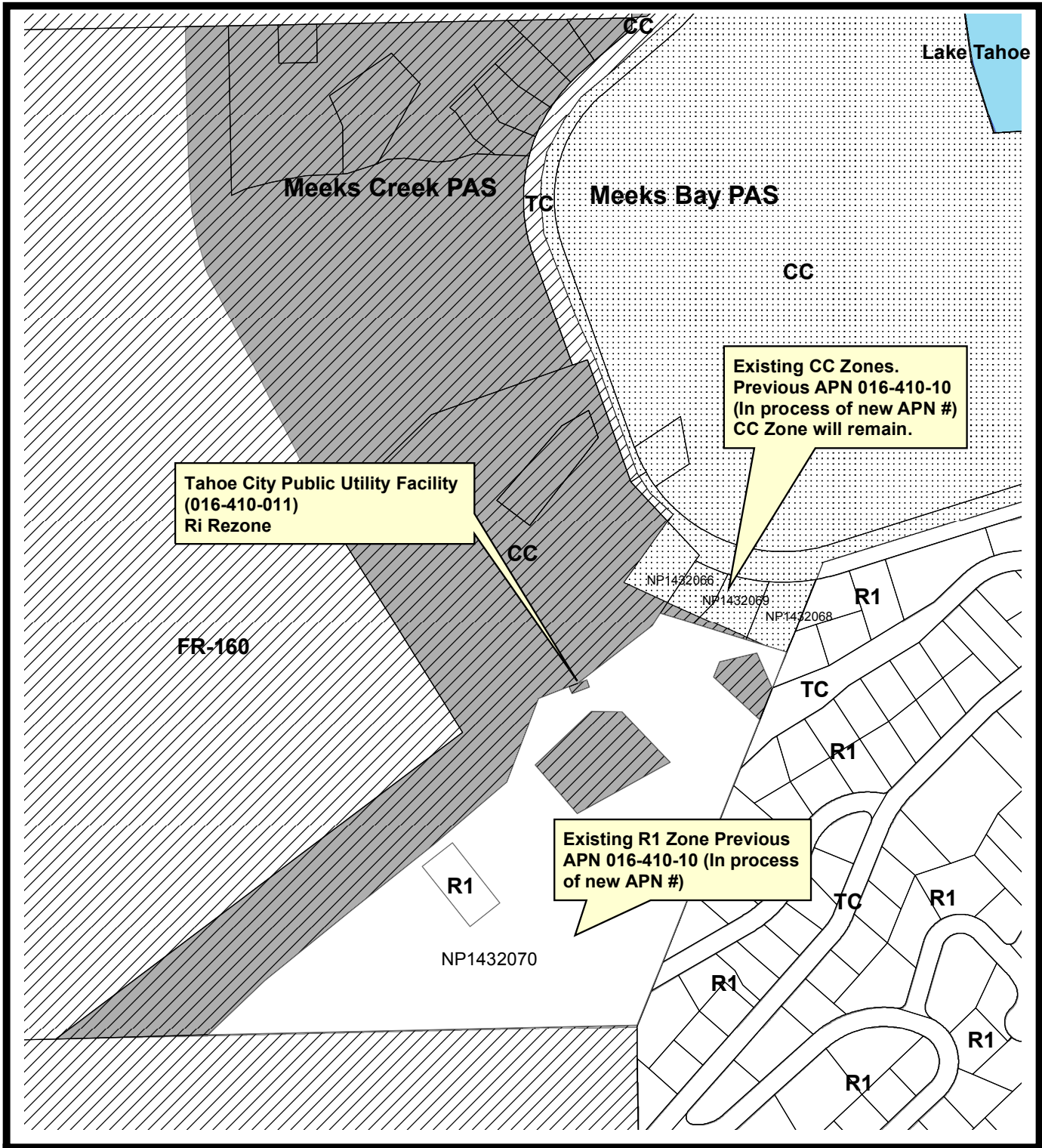


Exhibit D

Proposed Rezone - Meeks Creek Area

APNs: 016-041-006, 016-261-001, 016-261-002, 016-261-006,
 016-261-007, 016-261-011, 016-261-012, 016-261-013, 016-261-014, 016-410-001,
 016-410-003, 016-410-007, 016-410-009, and 016-410-011



- Meeks Creek PAS
- Meeks Bay PAS

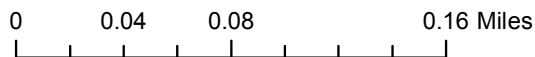


Exhibit E

Anne Novotny <anne.novotny@edcgov.us>

Meeks Creek Proposed Parcel Rezone

Jennifer Self <jself@trpa.org>

Mon, Jun 3, 2019 at 11:26 AM

To: Anne Novotny <anne.novotny@edcgov.us>, Michael Nihan <michael.nihan@edcgov.us>

Good morning Anne and Mike,

Please see TRPA's response below in blue to the County's rezone in the Meeks Creek area. In summary, TRPA concurs with the county's proposed rezones of 14 parcels in the Meek Creek PAS as we've discussed. The proposed rezones are consistent with the current land use designations Adopted Plan (AP) - County General Plan and Conservation - TRPA Meeks Creek PAS.

If you have any further questions, please feel free to give me a call. Thanks again for the open communication between El Dorado and TRPA staff regarding the rezone.

Best,

Jennifer

-----**Start: El Dorado County's questions regarding rezone within the Meeks Creek area and TRPA response (in blue)**-----

From: Anne Novotny <anne.novotny@edcgov.us>**Sent:** Tuesday, May 28, 2019 4:19 PM**To:** Jennifer Self <jself@trpa.org>**Cc:** Michael Nihan <michael.nihan@edcgov.us>**Subject:** Meeks Creek Proposed Parcel Rezones

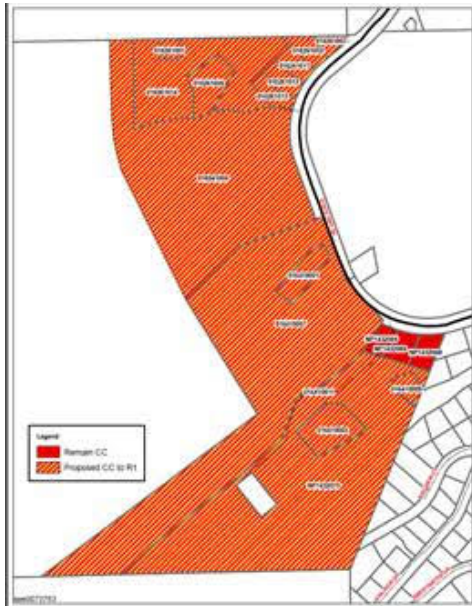
Hello Jennifer,

This is a follow-up to our phone conversation. As we discussed, the County is processing some rezones in the Meek Creek Plan Area for consistency with TRPA's designation.

Background

Lindsey Alagozian at El Dorado County contacted Jennifer Self at TRPA in August 2018 regarding a **rezoning to El Dorado County's zoning ordinance**. The proposed rezone was to amend 14 parcels located within the Meeks Creek Plan Area Statement (PAS) from Community Commercial (CC) to Single-Unit Residential (R-1) zoning. The proposed rezone is consistent with the TRPA designated Meeks Creek PAS, with the exception of the Dryden property (APN 016-410-10; see notes below). At the time, it was my understanding that there would be no changes to the TRPA permissible land uses or GIS layers and the rezone was consistent with the PAS of Meeks Creek and advised Lindsey that there were no additional steps or processes needed on the TRPA side. Upon further review, I see that the Dryden property is bisected by two PASs – the Meeks Creek PAS (#148) and the Meeks Bay PAS (#150). The rezone from CC to R1 would *not be consistent* with the Meeks Bay PAS.

Parcels proposed to be rezoned under El Dorado County's zoning ordinance



The **Meeks Creek Plan Area Statement (#148)** is generally classified as conservation land use. Single family dwellings and “pipelines and power transmission” are considered special uses. No commercial uses are permissible within this PAS.

The **Meeks Bay Plan Area Statement (#150)** is generally classified as recreation land use. Some commercial and public service (including “pipelines and power transmission”) uses are permissible as a special use. No residential uses are permissible within this PAS.



The **Dryden property (APN # 016-410-10)** received approval from TRPA in 2018 to subdivide into four parcels. (TRPA File #SUBD2018-0596) Each of the three proposed parcels (along the State Highway 89/Emerald Bay Road) will contain a commercial building and the fourth lot will contain a single family dwelling. All uses and coverage on the Dryden property have been verified by TRPA. The parcels resulting from this subdivision will always be treated as a project area for the purpose of land coverage. It is our understanding that the applicant is currently working with El Dorado staff to record the new subdivision map and obtain new assessor’s parcel numbers.

According to the property owner’s representative, Wyatt Ogilvy, the Dryden’s are interested in redeveloping the four parcels into residential use. The property is currently bisected by the PAS boundaries of Meeks Bay and Meeks Creek. The three proposed parcels along the highway are located within the Meeks Bay PAS (where residential uses are not currently permissible) and the remainder of the property is located in the Meeks Creek PAS (where residential uses are permissible as a special use). The Dryden’s may be interested in a PAS amendment to allow residential uses on all four parcels.

Clarification Questions Received by TRPA from El Dorado County, 5/28/19

We have identified one parcel that is in the process of being split into 4 parcels; 3 of which have existing commercial structures (see attached exhibits). This is the Dryden property discussed above.

Should we leave these parcels zoned CC (Commercial, Community)? Yes. The three future parcels of the Dryden property along State Route 89/Emerald Bay are currently located within the Meeks Bay PAS (#150) where commercial uses are permissible. Existing land uses and land coverage for the property have been verified by TRPA as legally existing. Commercial uses are not permissible within the Meeks Creek PAS.

Also, there is one parcel that is a Tahoe public utility. *Should we leave as CC or rezone to R1 for consistency with the surrounding proposed R1 rezones?* The existing use is a public service facility, as defined by TRPA code, which is permissible within the Meeks Creek PAS. Commercial is not a permissible use within this PAS. I would not advise to leave as CC.

Are there any other additional steps or processes needed by TRPA, or does this satisfy TRPA's needs? No additional steps are needed on TRPA's end. So long as the county's rezone is consistent with both the Meeks Bay and Meeks Creek PASs, the rezone does not require amendments to TRPA GIS layers, and there are no changes to the permissible uses, this activity does not require any action or additional steps with TRPA. We appreciate the open communication between El Dorado and TRPA staff regarding the rezone.

Should the Dryden's decide to move forward on an amendment to change permissible uses on the three proposed parcels along State Route 89/Emerald Bay, this would require a plan area statement amendment(s). TRPA staff encouraged the applicant to work with El Dorado County staff to bring forward the amendment. A PAS amendment would need to be initiated with El Dorado County.

Jennifer Self

Senior Planner

Long Range & Transportation Planning Division

775.589.5261



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Exhibit F
Proposed Rezone - Mt. Aukum Area
APN: 095-160-015

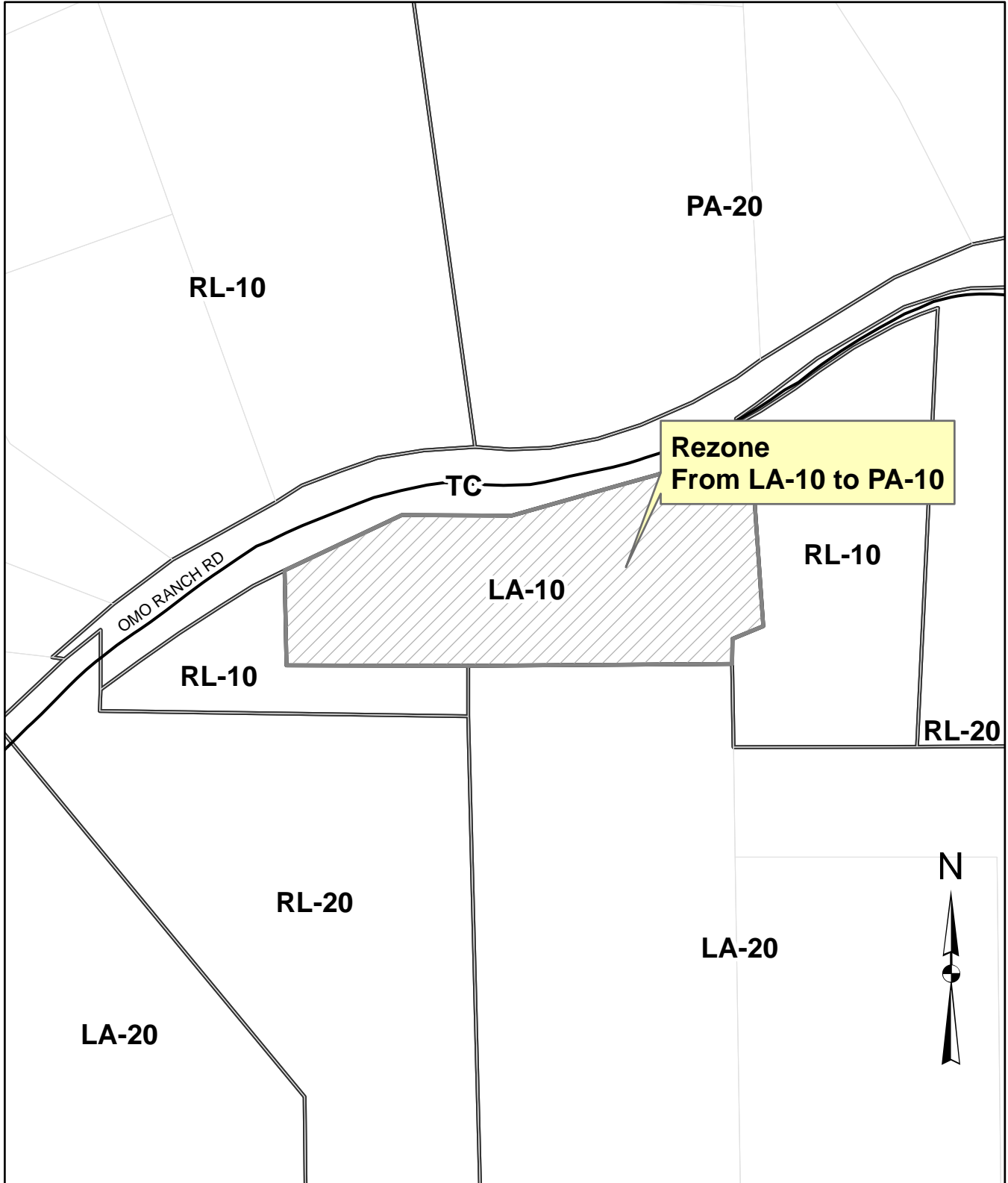


Exhibit G

PVCS, LLC

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,

Handwritten signature of Sonia Baron in black ink.

Sonia Baron, Winemaker

Handwritten signature of Victoria Strother in black ink.

Victoria Strother, Financial Manager

Handwritten signature of Carol Clark in black ink.

Carol Clark, Vineyard Manager

Handwritten signature of Paul Strother in black ink.

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

Exhibit H

**Yes, I request to be zoned
Agricultural in the zoning map ...**

Name: John + Valerie Zentner

Assessor's Parcel Number:

095-160-15

Property Address:

3040 OMD RANCH RD

SOMERSET 95684

Mailing Address (if different):

PO Box 45

MT AUKUM 95656

Email: john@zentnervineyard.com

Phone: 530-620-1613

Signature: [Handwritten Signature]

Date: 12/2/2013

240 930
yes

RECEIVED
PLANNING DEPARTMENT
13 DEC -3 AM 11:45



Exhibit I
Proposed Rezone - Pilot Hill Area

APN: 104-250-010

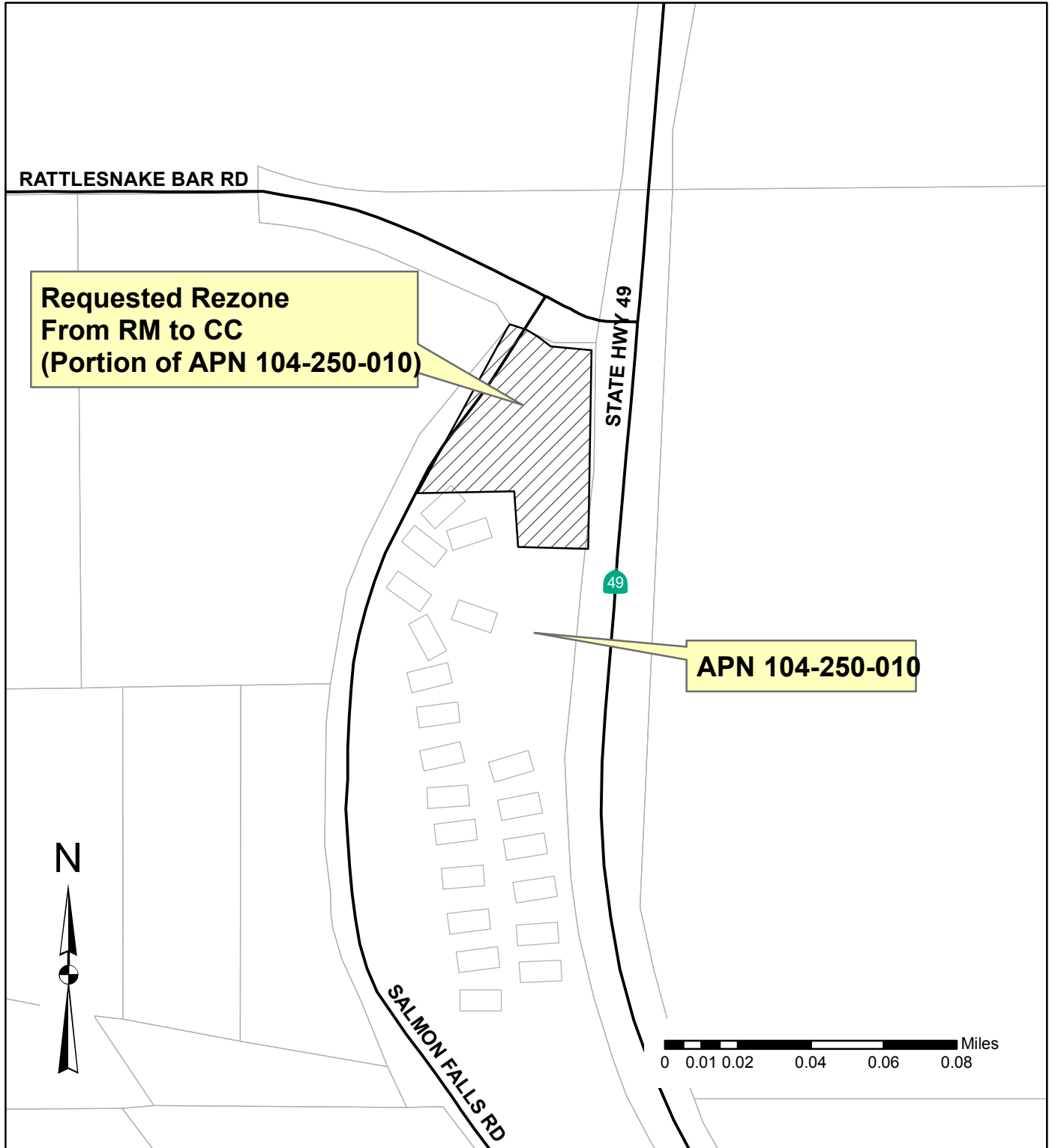


Exhibit J
Proposed Rezone- Placerville Area
APNs: 084-200-057 and 084-200-012

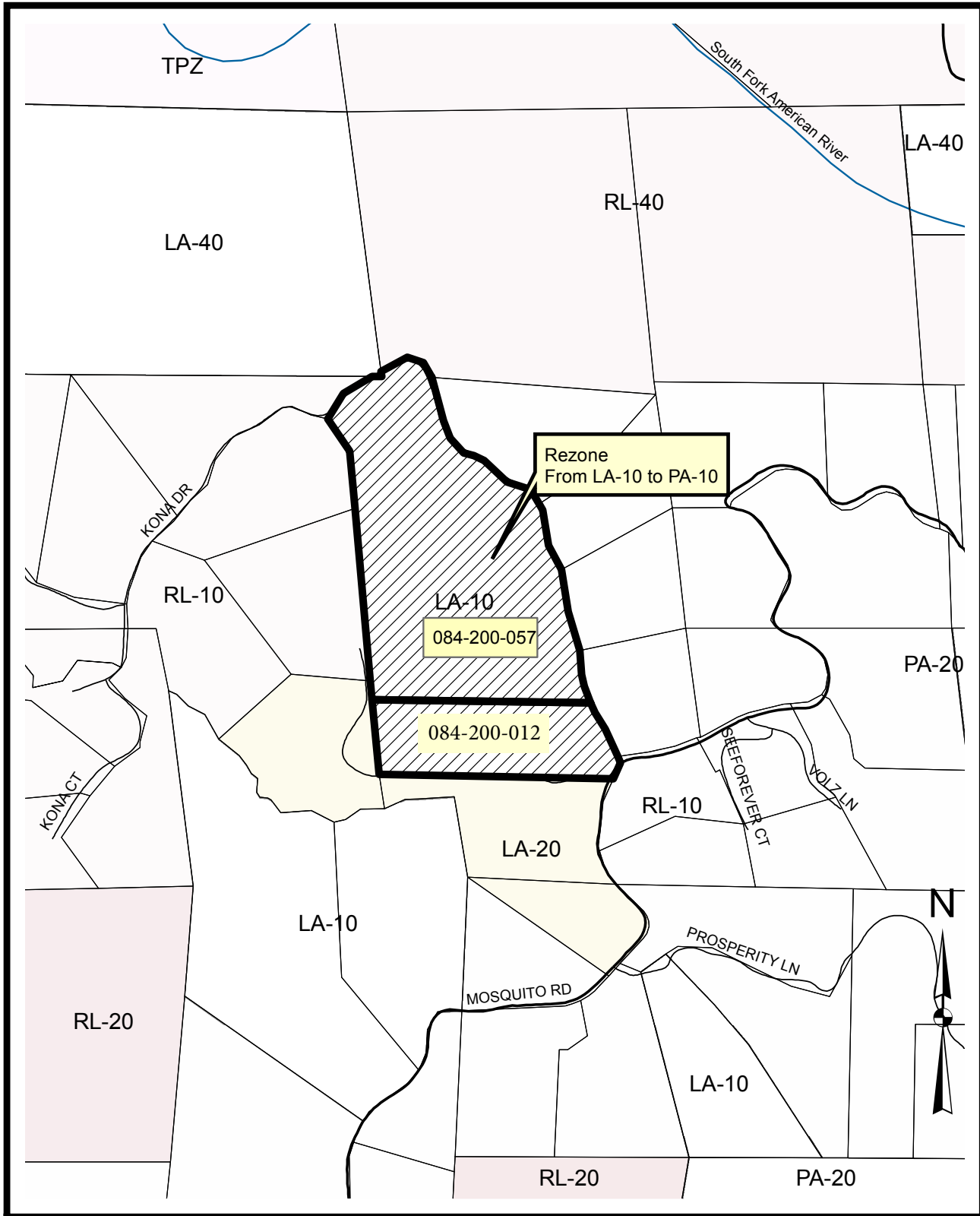




Exhibit K

Fwd: Granite zoning

<lindsey.alagozian@edcgov.us>

brian keating <brian@keatings.com>
To: Lindsey Alagozian <lindsey.alagozian@edcgov.us>

Thu, Jan 31, 2019 at 2:39 PM

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

Proposed Mapping Criteria for Analysis May 25, 2012

A	B	C	D
Land Use Designation	Current Zone	Parcel Size & Criteria	<u>Analyzed</u> 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

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 Intesive 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 Intesive 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

A	B	C	D
Land Use Designation	Current Zone	Parcel Size & Criteria	<u>Analyzed</u> 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 then 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

A Land Use Designation	B Current Zone	C Parcel Size & Criteria	D <u>Analyzed</u> 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 ≥ 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

A Land Use Designation	B Current Zone	C Parcel Size & Criteria	D <u>Analyzed</u> for the 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 style="text-align: center;">*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>
To: Lindsey Alagozian <lindsey.alagozian@edcgov.us>

Thu, Jan 31, 2019 at 2:51 PM

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,

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hopefully in the fall.

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.

Exhibit L
Proposed Rezone - Shingle Springs Area
APNs: 070-250-069 and 070-250-070

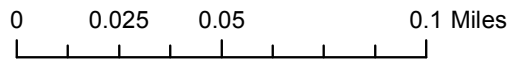
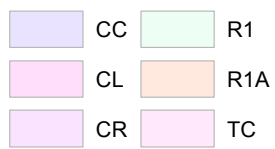
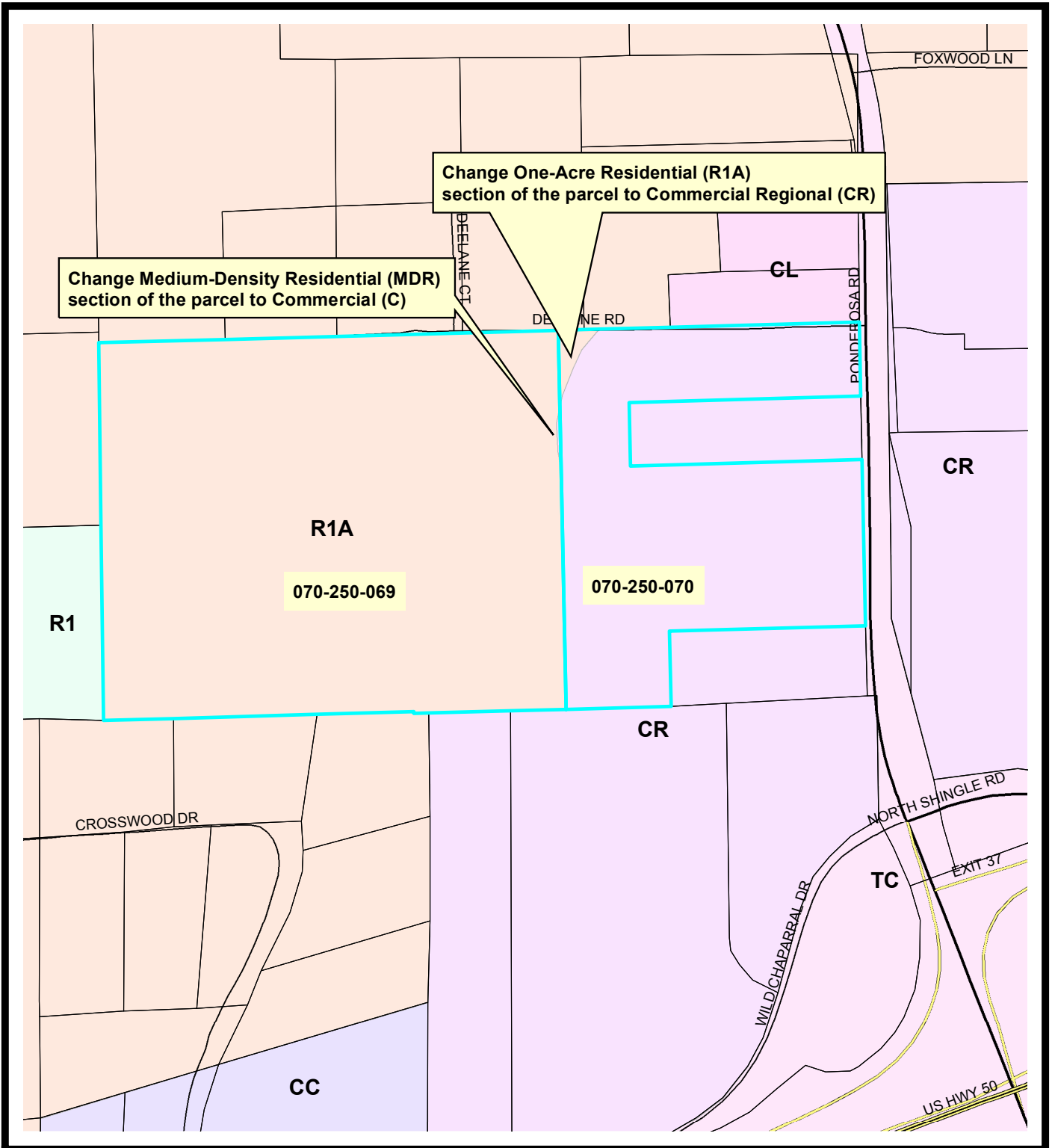


Exhibit M
Proposed Rezone - Somerset Area
APN: 046-370-042

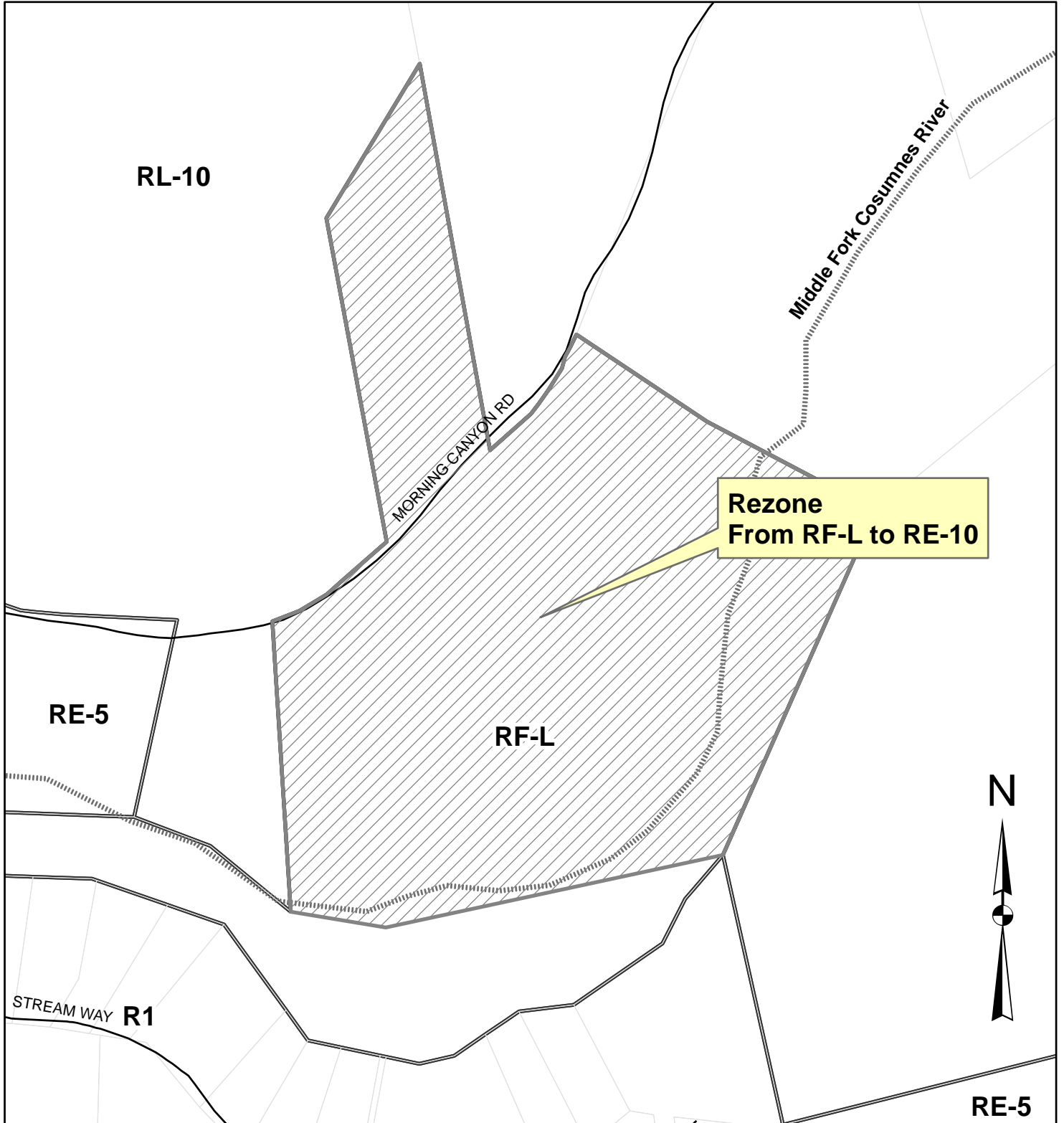


Exhibit N

ZONING ORDINANCE MAJOR AMENDMENTS PARCEL REZONES SUMMARY TABLE

For Planning Commission Hearing Date – July 11, 2019

No.	General Location	Assessor Parcel Numbers	Discussion Points
1	Greenwood Area	074-100-029; 074-100-041; 074-100-046; 074-100-050	<ul style="list-style-type: none"> Proposed rezones from CL to CC (Exhibit C)
2	Meeks Creek PAS Area	016-041-006; 016-261-001; 016-261-002; 016-261-006; 016-261-007; 016-261-011; 016-261-012; 016-261-013; 016-261-014; 016-410-001; 016-410-003; 016-410-007; 016-410-009; 016-410-011; 016-410-010*	<ul style="list-style-type: none"> Proposed rezones from CC to R1-T (Exhibit D) County staff has coordinated with the Tahoe Regional Planning Agency (TRPA) (Exhibit E) *APN 016-410-010 (No change) – Rezoned R1 previously approved on 12.15. 2015 (Z15-0001/Parcel Map P15-0001) -- split APN 016-410-10 (orig. 16. 63 ac.) into 4 new parcels. Rezoned 1 parcel to R1-T (15. 41 ac) in Meeks Creek PAS and 3 parcels (1.22 ac.) to C in Meeks Bay PSA.
3	Mount Aukum Area	095-160-015	<ul style="list-style-type: none"> Proposed rezone from LA-10 to PA-10 (Exhibit F) Letter dated 1/27/19 from current property owner requesting parcel rezone (Exhibit G). Staff recommends adding the rezone per previous County commitments and consistency with General Plan policies. Ag Opt-in Request received 12/3/13 from previous property owner (Exhibit H).
4	Pilot Hill	104-250-010	<ul style="list-style-type: none"> Proposed rezone from RM to CC (Exhibit I). This R1 rezone is inconsistent with General Plan MRF. A General Plan Amendment is being processed to change a portion of this parcel's General Plan Land Use Designation from MFR to C (Exhibit A).
5	Placerville Area	084-200-057, 084-200-012	<ul style="list-style-type: none"> Proposed rezone from LA-10 to PA-10 (Exhibit J, Staff Memo – Ag Comm 4/10/19) Email dated 1/31/19 -property owner requesting parcel rezone (Exhibit K Staff Memo -Ag Comm 4/10/19)
6	Shingle Springs Area	070-250-069 070-250-070	<ul style="list-style-type: none"> Proposed rezone from R1A and CR to R1A only Proposed rezone from R1A and CR to CR only (Exhibit L). A General Plan Amendment is being processed (Exhibit B).
7	Somerset Area	046-370-042	<ul style="list-style-type: none"> Proposed rezone from RF-L to RE-10 (Exhibit M)

Exhibit N

ZONING ORDINANCE MAJOR AMENDMENTS PARCEL REZONES SUMMARY TABLE

For Planning Commission Hearing Date – July 11, 2019

<i>Staff recommends the following parcel specific rezones be removed from the project for further consideration. Each requires a General Plan Amendment and environmental analysis.</i>			
No.	General Location	Assessor Parcel Numbers	Discussion Points
8	Garden Valley Area	060-401-032	<ul style="list-style-type: none"> • Proposed rezone from CL to CG • This rezone would create a “spot” zone; and an inconsistency with the surrounding zoning
9	North Placerville Area	050-010-034; 050-010-035; 050-010-037; 050-010-038	<ul style="list-style-type: none"> • Proposed rezone from OS to RE-10 • This rezone is inconsistent with the General Plan land use designation of OS
10	Texas Hill Reservoir	051-420-009; 051-420-021; 051-420-023; 051-420-035; 051-450-030; 051-450-031; 051-481-008; 051-481-021; 051-481-077; 051-481-078	<ul style="list-style-type: none"> • Proposed rezone from RFL to RE-5 • This rezone is inconsistent with the General Plan land designation of OS