

Jerome T. Pasto

P O Box 557
Mount Aukum, California 95656-0557
Telephone 530-620-7408 / Email jtpasto@pacbell.net

29 April 2008

To: El Dorado County Board of Supervisors
Rusty Dupray, District 1
Helen Baumann, District 2
James R (Jack) Sweeney, District 3
Ron Briggs, District 4
Norma Santiago, District 5

Subject: Bed and Breakfast Guidelines, El Dorado County Ordinance

River Pines Estates Zone of Benefit Advisory Committee has regularly expressed concerns about how access roads are addressed. Zone of Benefit roads are maintained through monies collected only from the residents and are not publicly maintained. To appropriately address access over Zone of Benefit roads language was added to the Winery Ordinance that states;

"If the winery utilizes a privately maintained (or non-County maintained) road, the winery shall participate in a road maintenance entity or agreement."

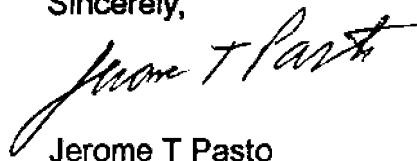
The non-County maintained roads in this clause refer to Zone of Benefit roads.

The Bed and Breakfast Guidelines, El Dorado County Ordinance code states;
Paragraph C. 5.

Bed and breakfast inns shall have direct access to a maintained road in conformance with Department of Transportation standards. The entrance, parking area and walkways shall be illuminated pursuant to Chapter 17.14.170 and kept free of obstructions or hazards of any type.

This does not adequately address the risk of adding unfunded overburden to Zone of Benefit roads. Language similar to the Winery Ordinance paragraph about access utilizing non-County maintained roads needs to be added. In fact, this type of language should be added to all other ordinances that regulate development in areas like Twin Rivers whose primary access is over River Pines Estates Zone of Benefit roads.

Sincerely,



Jerome T Pasto

Submitted by Jerome
Pasto
at Board Hearing of 4/29/08
45