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COPY SENT TO BOARD MEMBERS
FOR THEIR INFORMATION

DATE 7/13/12

2012 JUL 13 AM 8:42

BOARD OF SUPERVISORS
EL DORADO COUNTY

LATE DISTRIBUTION
DATE 7-13-12

July 10, 2012

Kim Kerr
Assistant Chief Administrative Officer
330 Fair Lane
Placerville, CA 95667

Dear Kerr:

Having worked with the Ranch Marketing Ordinance since 1993 I am very familiar with the changes it has gone through and the problems with the current ordinance. I am supportive of the proposed changes that the Agricultural Commission and the Farm Bureau have proposed. Some of the specific changes that are proposed will improve the ordinance and help the El Dorado Agriculture industry grow and thrive which are:

1. Christmas Trees
 - a. El Dorado County is a major cut and choose Christmas tree growing area and is often referred to as the "Christmas Tree Capital". Currently Christmas tree growers fall under the same provisions as apple growers but they have different growing seasons, growing practices, harvesting seasons and cliental.
 - b. Christmas Tree Growers need to be treated differently to accommodate their industry as their needs are different.
2. Grazing Lands
 - a. Again it is the same issues and they need to be treated differently to accommodate their industry.
3. Administrative Permits
 - a. As the Agricultural Commissioner I saw many minor alterations to growers activities that could have been approved through an administrative process but growers were required to go to all the expense and time of obtaining a Special Use Permit. Yes they required some sort of review (i.e. parking, set back) but there was no other process except the Special Use Permit. I had pressed for a Minor Use Permit process as other counties have, the Administrative Permit meets this requirement.
 - b. The only criticism if have that there are more activities that should be allowed under an Administrative Permit or allowed to be approved by the

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Agricultural Commission.

4. Grandfathering Ranch Marketing Uses

- a. Growers who are operating under the current Ranch Marketing Ordinance should be “grandfathered” in to allow them to continue operating under the new ordinance.
- b. Some of the Apple Hill growers have been operating in good faith for over 40 years adding to the community, changes to the Ranch Marketing Ordinance should not put them out of business or require them to go through an expensive Special Use Permit process.
- c. The proposed ordinance allows them to continue operating through an Administrative Permit process.
- d. We need to remember why El Dorado County has sustained itself as a viable industry, it is because of growers like the Larsen’s, Bolster’s, Visman’s, Boeger’s, Delfino’s, Heflin’s, Bush’s and many others that developed an agri-business that made agriculture a profitable enterprise, and they did this before we had a Ranch Marketing Ordinance without government assistance or hindrance. We should not penalize them for business practices that they developed to keep our land in agriculture. It would **not** be fair to **NOT** to “grandfather” their practices that have made them successful.
- e. We owe our open spaces and quality of life to these growers, if it had not been for them our agriculture lands would have been subdivided and developed like Placer County.

Sincerely Yours,



Bill Snodgrass

Cc: ~~Board of Supervisors~~
El Dorado County Agriculture Commission
El Dorado County Farm Bureau

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Matagrano Vineyard

Frank and Pat Matagrano
5080 Petersen Ln.
Lotus, CA 95951

EL DORADO COUNTY
BOARD OF SUPERVISORS
EL DORADO COUNTY

2012 JUL 13 PM 12:26

July 12, 2012

Kim Kerr
Assistant Chief Administrative Officer
330 Fair Lane
Placerville, CA 95667

LATE DISTRIBUTION
DATE 7-13-12

RE: El Dorado County Draft Zoning Ordinance

Dear Ms. Kerr:

I own 80 acres of AE zoned land (APN 105-100-11) with 20 acres of grapes and olives that I am actively farming in the Lotus area. In 2008, I opted to enroll my land in the Williamson Act because I am committed to continuing my agricultural enterprise in the future and am enjoying the benefits of being zoned AE. This helps protect my farming practices from complaints by neighboring parcels, non-compatible activities and development in the area. Currently all of the property surrounding my vineyard is zoned RA-20 and RA-40, which helps maintain the rural character of the area and is compatible with my farming activities.

My property was previously zoned RA-40 which limited my parcel size to 40 acres. Upon entering the Williamson Act I can no longer subdivide my property into two 40 acre parcels which in effect is a down zoning and reduced the value of my property if I or my heirs were to decide to sell the property. I did this voluntarily because I and my heirs are committed to continue farming my property for many years. I am opposed to any rezoning that would reduce the current parcel size in my area.

The Board of Supervisors is currently reviewing a Draft Zoning Ordinance which would, as I understand it, do away with the Residential Agriculture (RA) Zone and replace it with Planned Agriculture (PA) or Limited Agriculture (LA) Zoning. Property owners would be given a choice of changing their zoning to PA or LA, which I do not have a problem with as long as the minimum parcel size remains as the current zoning. ***If the zoning change were to change the parcel size I would strongly oppose it as it would have very negative impact on my farming enterprise.***

I also understand that one of the options being considered is to allow property owners the option of changing their zoning to Residential (R). With this option adjacent property owners could sub-divide their parcels to 5 acres. This would have a devastating impact on my agricultural enterprise and I strongly encourage the Board not consider this option.


To rezone the property in the Lotus area currently RA to a zone that would allow properties to be sub-divide into smaller parcel sizes would have a dramatic negative impact on my farming operation and the rural character of the area.

5080 Petersen Ln. Lotus, CA 95951
Ph. 530-621-0661

To obtain access to my property and all of the surrounding parcels requires individuals to cross a narrow bridge and travel a private road owned by our homeowners association. In addition there is no fire road to exit the area as the road is a dead end. The current infrastructure will not support any more parcels. Before changing the zoning ordinance to allow these parcels to be subdivided the Board should require a full review and hearing process to evaluate the impact of such action, NOT through a zoning ordinance.

Again I am opposed to any rezoning that would reduce the current minimum parcel size in my area but I would support rezoning of the area to maintain the current minimum parcel size allowed under current zoning ordinances.

Sincerely Yours,


Frank Matagrano

Cc: Board of Supervisors
El Dorado County Agriculture Commission
El Dorado County Farm Bureau