



TGPA-ZOU ZOU &lt;tgpa-zou@edcgov.us&gt;

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**Fwd: FW: Farm Bureau Comments - Land Use Policies**

1 message

**Shawna Purvines** <shawna.purvines@edcgov.us>  
 To: TGPA-ZOU ZOU <TGPA-ZOU@edcgov.us>

Fri, Sep 27, 2013 at 5:08 PM

—— Forwarded message ——

From: **Valerie Zentner** <valeriez@edcfb.com>  
 Date: Fri, Sep 27, 2013 at 4:57 PM  
 Subject: FW: Farm Bureau Comments - Land Use Policies  
 To: Shawna Purvines <shawna.purvines@edcgov.us>

Shawna,

Please forward this to Dave Dafano . . . I don't have his email on this netbook so it bounced back with my bad guessing. Thanks!

Valerie

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**From:** Valerie Zentner [mailto:valeriez@edcfb.com]  
**Sent:** Friday, September 27, 2013 4:55 PM  
**To:** bosfour@edcgov.us  
**Cc:** bosthree@edcgov.us; bostwo@edcgov.us; bosone@edcgov.us; bosfive@edcgov.us; 'Charlene Carveth'  
**Subject:** Farm Bureau Comments - Land Use Policies

Chairman Briggs,

Attached is a letter from the Farm Bureau addressing many of the policies that will be discussed at the Supervisors' special meeting on Monday, September 30, 2014. If you have questions or require further information, please contact the undersigned. Thank you for the opportunity to comment on these matters.

Valerie Zentner, Executive Director

El Dorado County Farm Bureau

530.622.7773

[info@edcfb.com](mailto:info@edcfb.com)

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 Community Development Agency, Long Range Planning  
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10/10/13

Edcgov.us Mail - Fwd: FW: Farm Bureau Comments - Land Use Policies

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Thank you.



**Farm Bureau Comments - EDC Land Use policies 9-13.pdf**

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September 27, 2013

County of El Dorado  
Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

Attention: Chairman Ron Briggs, Supervisor, District 4

Subject: Land Use Policies – Comments

Reference: Special Board of Supervisors' meeting dated September 30, 2013

Dear Chairman Briggs,

The El Dorado County Farm Bureau has participated in the Targeted General Plan Amendment and Zoning Ordinance Update (TGPA/ZOU) process that has become a major part of the Land Use Programmatic Policy Update (LUPPU) effort. It was a collaborative process spanning several years that incorporated the input of a wide array of community interests. For the first time, El Dorado County stands on the threshold of implementing the General Plan that was adopted by the Board of Supervisors in 2004 and affirmed by the voters in 2005.

The LUPPU process was the result of County staff completing the General Plan's required five-year review and recommending necessary adjustments. The Board of Supervisors provided very specific priorities in its Resolutions of Intention that resulted in the proposed documents that are currently under environmental review. LUPPU, being concurrent instead of sequential in nature, also included the Housing Element update that is required by law. Further, it initiated the Travel Demand Model study and development that will be essential for El Dorado's future planning as well as for evaluating the effects of the zoning ordinance update that is consistent with the General Plan.

Necessarily, a General Plan is a "living, breathing" document. The five year reviews provide a framework for periodic evaluation and analysis of how El Dorado is performing to the Plan. We will continue to surface new ideas that will be put forward, analyzed, and receive the benefit of public input. Some changes will be implemented and others will not in this ongoing process.

Numerous meetings, workshops and hearings have occurred since the LUPPU began the environmental review in 2012. New issues have been identified and discussed and some solutions have been put forward. Farm Bureau has participated along the way. Below we summarize our positions on topics to be discussed at the reference special meeting:

*Protect, promote, and enhance the economic opportunities and long-term viability  
for El Dorado County farmers, ranchers, and foresters.*

1. **LUPPU update.** We appreciate the monthly updates of the LUPPU progress. We look forward to the release of the Public Review draft of the Environmental Impact Report on the TGPA/ZOU so that the General Plan will finally be implemented.
2. **Measure Y.** Farm Bureau supported the 1998 Measure Y initiative. We believed that the need for much-needed agricultural employee housing could benefit in the rural regions. We supported the Housing Element for the same reason as we are lacking affordable housing in the areas where our employees work.

In the TGPA dialogue and the proposals that resulted, it was our understanding that the policies of the Measure Y initiatives would remain embedded in the policies of the General Plan and would, therefore, be part of the analysis. In our reading of the proposed policy changes, there were no changes to the policies themselves but only a request to refine the definition of what “worsen” means in relation to traffic thresholds.

3. **Notification of development actions.** We support the concept of expanding the notification actions for future developments, re-zones and General Plan Amendments. It would seem beneficial to “scale” the distance of the notifications based on proximity to neighboring parcels. For example, a 500 foot notification in Cameron Park would be much different than a 500 foot notification in Fair Play. The expanded notification allows the public input earlier in the process which should provide valuable information to project proponents.
4. **Community Region Boundaries – new process.** During the TGPA discussions, we questioned why the Rural Center and Community Region Boundary changes were tied to the five-year review. We were especially interested in this in light of the emerging Community Identification and “visioning” talks that had begun in several communities. As we were trying to identify “opportunity areas” for economic development it seemed somewhat contradictory. The TGPA proposed under LUPPU recommends a review of this policy to allow boundary changes to occur when identified as being necessary. The hope was that this would eventually result in a process for how boundary changes could be evaluated, what would precipitate a change and the criteria that would be applied.

That being said, we also knew that Community Regions are a fundamental concept within the General Plan’s Land Use assumptions for development. The changes in one area could affect another area. So we support pursuing this matter if it includes a comprehensive analysis of potential impacts as well as exploring methodologies for actually implementing a change to this policy. This should be a thoughtful process with opportunity for public input.

5. **General Plan Amendment Initiation Policy.** We support the concept of a proposed General Plan Amendment Initiation Policy. Whenever a major amendment is contemplated to the General Plan it is logical that the deciding body over land use should advise if it is interested in considering such an amendment early on in the process. This could preclude large expenditures by project proponents only to learn that the amendment approval is not forthcoming. It also provides an opportunity to determine if infrastructure and services are available, or will become available in the foreseeable future, prior to launching a major project. It could also protect against leap-frog development. An objective process should be developed so that criteria and application processes are known in advance, to be applied fairly and equally.

These policies being discussed are important and have garnered a lot of public input, which is how land use planning should occur. We commend the board and staff for thoughtfully considering these matters.

We thank you for the opportunity to participate in this important process and assure you that we will continue to be involved as the processes and criteria are further developed. The point of contact for our organization for all future correspondence is the undersigned. For telephone inquiries, please contact our Executive Director, Valerie Zentner, at (530) 622-7773.

Sincerely,

A handwritten signature in black ink, appearing to read "James E. Davies", with a long horizontal flourish extending to the right.

James E. Davies  
President

cc: El Dorado County Supervisors, Districts 1, 2, 3 and 5  
El Dorado County Agricultural Commissioner, Charlene Carveth