



EL DORADO COUNTY PLANNING DEPARTMENT

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NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE ADOPTION OF THE EL DORADO COUNTY GENERAL PLAN

El Dorado County is the Lead Agency for the anticipated preparation and review of the Environmental Impact Report (EIR) for the proposed El Dorado County General Plan. The County is soliciting the views of interested persons and agencies on the scope and content of the environmental information to be included in the EIR. Agencies should comment on the scope and content of the environmental information that is relevant to the agencies' statutory responsibilities, as required by Section 15082 of the California Environmental Quality Act (CEQA) Guidelines. The County will also accept written comments concerning the scope and content of the EIR from interested persons and organizations concerned with the project, in accordance with State CEQA Guidelines Section 15083. A summary of the project description and probable environmental effects are contained in the attached materials. Draft Land Use maps are available for public review at the El Dorado County Planning Department (see address below) and at all County public library locations.

Your response can be sent anytime during the NOP review period. The 30-day NOP review and comment period begins August 6, 2001 and ends September 7, 2001. All written public and agency comments should be directed to: El Dorado County Planning Department; Attention: Peter Maurer, Principal Planner; 2850 Fairlane Court, Placerville, CA 95667. Please include the name of a contact person for your agency, if applicable. Oral comments may be provided at the joint hearing of the Board of Supervisors and Planning Commission on August 20th at 1:30 p.m. at the County Board of Supervisors meeting room (330 Fair Lane, Placerville, CA 95667).

PROJECT TITLE: EL DORADO COUNTY GENERAL PLAN

PROJECT LOCATION: The project encompasses the unincorporated territory of El Dorado County (see Figures 1 and 2).

PROJECT DESCRIPTION: The project consists of the adoption of the El Dorado County General Plan.

PROJECT PROPONENT: El Dorado County

Environmental impacts anticipated to be addressed in the Draft EIR will include: Geology and Soils; Air Quality; Water Resources; Biological Resources; Noise; Aesthetics; Adopted General Plans and Regional Plans; Human Health and Safety/Risk of Upset; Population and Housing; Transportation/Circulation; Public Services; Utilities and Service Systems; Agriculture and Forestry; Parks, Recreation, and Open Space; and Cultural Resources.

EL DORADO COUNTY
Planning Department

**NOTICE OF PREPARATION OF THE
ENVIRONMENTAL IMPACT REPORT FOR THE
ADOPTION OF THE
EL DORADO COUNTY GENERAL PLAN**

This Notice of Preparation (NOP) covers the following topics:

- I. Description of the Proposed Project
- II. Description of the Proposed Project Alternatives
- III. Probable Environmental Effects of the Project and Alternatives to be Studied

The information in this NOP is a summary of the more detailed information contained in the proposed General Plan project description (see attachment). Interested agencies, groups, and individuals seeking more information should refer to the draft General Plan Land Use maps, which are available for review at the El Dorado County Planning Department, located at 2850 Fairlane Court, Placerville, California 95667. Print and electronic copies of the draft Land Use maps can be obtained for a fee covering the cost of duplication. (Note to Reader: The draft Land Use maps represent the best, currently available information, and County staff are in the process of updating the maps to avoid inconsistencies between proposed land uses and existing approved development. If you are aware of inconsistencies in the maps, please notify the County Planning Department.)

I. DESCRIPTION OF THE PROPOSED PROJECT

A. Project Background

On January 23, 1996, El Dorado County adopted a comprehensive El Dorado County General Plan. On February 5, 1999, the Superior Court, County of Sacramento, in the matter of the *El Dorado County Taxpayers for Quality Growth, et al. v. El Dorado County Board of Supervisors and El Dorado County*, ruled that in certain respects the County failed to comply with CEQA in the adoption of its General Plan in 1996. Consequently, certification of the General Plan EIR and adoption of the General Plan were set aside.

In response to the Judgment and Writ of Mandate, El Dorado County is proposing to adopt a new General Plan and conduct a full environmental review of the General Plan pursuant to CEQA.

B. Proposed General Plan

The proposed General Plan is based in large part on the 1994 General Plan Alternative considered during the 1994 general plan process, modified in accordance with the

passage of Measure Y, subsequently approved projects in the County, and direction from the County Board of Supervisors and Planning Commission. It contains a *Statement of Vision* that represents the vision and future growth in El Dorado County; *Plan Strategies* that provide methods of achieving the Plan's visions, goals, and principles; and *Plan Concepts*, which are aimed at directing growth to Community Regions and Rural Centers and limiting growth in Rural Regions.

The crux of the proposed General Plan is the Land Use map and associated land use designations. Policies are included in the proposed Land Use Element to define the land use designations depicted on the Land Use map. The Land Use map and policies together identify Community Regions, Rural Centers, and Rural Regions. The following land use designations are used: Multi-Family Residential (MFR), High-Density Residential (HDR), Medium-Density Residential (MDR), Low-Density Residential (LDR), Rural Residential (RR), Rural Residential Low Density (RRL), Natural Resource (NR), Commercial (C), Research & Development (R&D), Industrial (I), Open Space (OS), Public Facilities (PF), Adopted Plan (AP), and Tourist Recreational (TR). In addition, six overlay designations are included: Agricultural Districts (A), Platted Lands (PL), Ecological Preserves (EP), Non-Jurisdictional Lands (NJ), and Planned Community (PC).

In addition to the Land Use Element, the proposed General Plan includes the following elements: Circulation (including the five Measure Y policies adopted by the voters in 1998), Housing, Public Services and Utilities, Public Health and Safety, Conservation and Open Space, Agriculture and Forestry, Parks and Recreation, Economic Development, and the Tahoe Basin. It is anticipated that implementing policies will be developed by the County for each of the Elements based on planning considerations, environmental concerns, and public input obtained during the public review process for the environmental document.

C. Alternatives

Pursuant to State CEQA Guidelines Section 15126(f) and 15126.6, the environmental review process will include an analysis of a reasonable range of alternatives, as well as the "no project" alternative. Alternatives to the project that are expected to be analyzed in the EIR include:

- **No Project Alternative:** This alternative will analyze the effects of taking no action. Under this alternative, development in the County would be limited to that allowed by the Writ of Mandate, for the general plan time frame horizon (to 2025). This would allow commercial development permitted under the 1996 General Plan, but would not allow any residential development requiring new discretionary approvals (e.g., subdivision maps). Non-discretionary residential development (e.g., development authorized by a pre-existing development

agreements and development of single-family homes on undeveloped parcels) would be allowed.

- **Environmental Constraints Alternative:** This alternative will develop a land use map and related policies designed to limit the adverse environmental effects of new development to the extent possible in light of existing conditions in the County and region. It will take into account factors such as sensitive species habitat, water quality and availability, steep slopes, wildfire risks, significant agricultural and mineral resource areas, and other potential environmental constraints on development.
- **Road Constraints Alternative:** This alternative will develop a land use map and related policies designed to accommodate growth while minimizing the extent of improvements to the County's existing system of state and local roadways beyond those currently planned. It would seek to define optimal land uses in light of the designated circulation system. In addition, this alternative would include policies orientated towards promoting development of light rail or expanded transit opportunities in the County.
- **1996 Adopted General Plan Alternative:** This alternative consists of the General Plan adopted in 1996, modified to incorporate the provisions of Measure Y and any amendments to the plan made prior to the decision on the general plan lawsuit in February 1999.

II. PROBABLE ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT

The General Plan EIR will analyze a broad range of environmental impacts associated with implementation of the General Plan. Due to the programmatic nature of the General Plan, the level of analysis in the EIR will be commensurate with the level of detail of the plan. The EIR will analyze the following areas:

A. Geology and Soils

The EIR will assess the potential geology and soils impacts of the proposed General Plan. This section of the EIR will emphasize geotechnical hazards, seismic hazards, the potential for liquefaction and subsidence, erosion, expansive soils, and landslide hazards. Mitigation pertaining to minimum parcel size for mineral resources will be addressed.

The location of asbestos mines and the use of materials containing asbestos (crushed rock) will be described and addressed. The potential for asbestos-

related health hazards will be addressed in the Human Health and Safety section of the EIR.

B. Air Quality

The EIR will describe the current baseline air quality, including federal/state attainment status for air pollutants. It will also provide a consistency analysis with revised and updated SACOG projections and the local Air Quality Attainment Plan (AQAP).

The analysis of air quality impacts will be based on a traffic analysis developed using the El Dorado County Travel Demand Forecasting Model and a post-processor. The model will be used to forecast initial roadway segment volumes, which will provide the base data for the air quality analysis.

Regional air quality emissions will reflect overall trip distribution associated with the planned land uses. The EPA's newly adopted national ambient air quality standards (NAAQS) for ozone and PM_{2.5} and the local regulatory requirements contained in the AQAP will be discussed. The analysis will include CO hotspot analysis for the project and alternatives. Computer modeling analysis of local mobile-source CO emissions will be conducted for intersections projected to operate at unacceptable levels of service.

C. Water Resources

The analysis of water resources will provide an overview of groundwater and surface water quality and compliance with regulatory requirements. The EIR will include an examination of existing stormwater systems and their effect on water quality. Water quality issues will also be addressed in the Risk of Upset/Human Health and Safety section of the EIR.

The analysis will also analyze the adequacy of existing surface and groundwater supplies to serve projected general plan population growth within the County, as well as the effects from developing new water supplies needed to serve development contemplated by the proposed plan (e.g., Project 184 and additional withdrawals from Folsom Lake (PL-101-514)). It will also consider how permitted development patterns will affect water supplies (e.g., reservoirs) and natural waterways.

The EIR will explore policies that may reduce impacts to water resources, such as limiting piping, culverting and lining of streams.

D. Biological Resources

The analysis of biological resources will be conducted using existing data contained in the County's GIS database and other publicly available databases. The GIS data contains accurate information on existing "developed" versus "undeveloped" acreage within the community sub-regions, proposed land uses, rare plant preserves, soil types, wetlands, deer migration routes and wintering areas, known sensitive species locations, and oak woodland locations.

The EIR will analyze the effects on biological resources from development under the general plan. Specifically, it will evaluate: (a) effects on known and potential special-status species occurrences, including California red-legged frog and its designated critical habitat and Gabbro-associated plant communities; (b) effects on proposed rare plant preserves; (c) effects on critical deer migration routes/wintering areas; (d) effects on wetlands, including those resulting from stream crossings; and (e) effects on oak woodlands.

The EIR will consider a number of measures, such as oak canopy coverage standards, expansion of ecological preserves, contiguous habitat policies, reduced land use densities, increased minimum lot sizes, and other policies or alternatives that may reduce impacts to biological resources.

E. Noise

The noise analysis in the EIR will review consistency with the most recent state guidelines for general plans. Noise modeling for transportation-generated noise will be performed for various County roadway segments, based on the updated traffic data. Stationary sources will also be evaluated, as appropriate. Proximity of sensitive land uses to excessive noise levels will be analyzed.

F. Aesthetics

An analysis of aesthetic effects will be included in the EIR. The analysis will be based primarily on the proposed land uses included as part of the general plan. Impacts of potential development on the County's scenic resources and rural character will be included in the analysis. Establishment of the Scenic Corridor Combining Zone will be explored.

The EIR will also address effects from increased light and glare resulting from the development of land uses proposed under the general plan.

G. Adopted General Plans and Regional Plans

The EIR will evaluate the consistency of the proposed General Plan with applicable land use plans (e.g., City of Placerville General Plan, City of South Lake Tahoe General Plan, Tahoe Regional Planning Agency Basin Plan, airport land use plans, etc.).

H. Human Health and Safety/Risk of Upset

The EIR will analyze the risk of upset generated by General Plan land uses, including avalanche hazards and uses likely to contribute to increases in hazardous materials in the County.

It will also evaluate human health and safety effects resulting from the proposed land use plan included in the general plan. Included in this section will be an analysis of the potential for naturally occurring asbestos to present a health hazard to the public. The potential for health hazards generated by the local use of crushed rock containing asbestos for roadbeds will be addressed based on analysis to be developed in the Geology and Soils section.

The EIR will consider the risk to human health and safety associated with wildfires in developed areas, in addition to considering the effect of the proposed project on the risk of wildfires in the County.

The EIR will also consider impacts due to increased generation of wastewater and household hazardous waste that is likely to occur in connection with development activities that would be authorized by the proposed General Plan.

I. Population and Housing

This EIR will include forecasts of population, housing, and employment. Forecasts will be developed by market area. The availability of affordable housing will also be addressed.

Several sections of the EIR will take into account population and housing forecasts, including the assessment of demand for public services, traffic impacts, etc. The location and extent of impacts will be based on the projected location and extent of new development, as derived from the forecasts.

J. Transportation/Circulation

The EIR will include an analysis of effects of the proposed land uses on the County's transportation system. This effort will focus on a comparison of

potential impacts associated with the proposed project and alternatives to existing baseline conditions and to future “no project” conditions for the roadway, transit, bicycle, pedestrian, aviation, rail, and goods movement components of the transportation system. The EIR will consider the need for and mitigating effects of traffic-calming policies, such as requiring narrower streets in developed areas.

K. Public Services

The EIR will determine if forecasted General Plan development will result in new demand for public services, to the extent that new facilities would need to be constructed (leading to potential environmental impacts). Public services to be analyzed include fire protection, law enforcement, schools, parks, and libraries.

L. Utilities and Service Systems

The analysis of utilities and service systems will examine key utility systems and plans for providing such services to growing populations. It will be determined whether sufficient utility-related capacity is available or is being planned. Key service systems include electrical power, water supply, and wastewater treatment capacity. Plans for capacity increases will be reviewed to determine the status of planned expansion, potential environmental impacts of capacity expansions, and potential impediments and alternatives to the expansion.

M. Agriculture and Forestry

The EIR will evaluate the potential conversion of agricultural land uses, including irrigated agriculture, private and public forestry operations, and grazing to non-agricultural uses. In addition, potential land use incompatibilities will be identified that could affect existing agricultural operations.

N. Parks, Recreation, and Open Space

The EIR will analyze the conversion of existing open space in the County to urban land uses based on the proposed Land Use maps. Effects on public recreational resources will also be evaluated, including the loss of recreational opportunities.

O. Cultural Resources

The analysis of cultural resources in the EIR will include a review of data and the Cultural Resource Sensitivity Maps maintained by the North Central Information

Center of the California Historical Resources Information System, as well as any relevant current cultural studies conducted in the area.

P. Cumulative Impacts

The cumulative impact analysis will be based on updated plans for surrounding jurisdictions (Placer County, Sacramento County, Amador County, and Alpine County), as well as the Shingle Springs Rancheria Casino/Hotel, U.S. Forest Service Plans, and past, present and potential future projects. These plans will be briefly summarized so an overall cumulative environmental context can be established.

Q. Growth-Inducing Impacts

The growth-inducement potential of the general plan will be addressed. The analysis will focus on the ability of the proposed plan to foster economic growth, remove obstacles to growth, etc.

R. Significant Irreversible Changes

Significant irreversible changes in the environment that would result from adoption of the General Plan will be considered. The analysis will be presented as a summary of major resource-oriented impacts as found in the EIR.

FIGURES

Figure 1: Regional Map

[This 8½" x 11" map shows the unincorporated territory of El Dorado County. A copy of the map is available at the El Dorado County Planning Department.]

Figure 2: County Map

[This 11" x 17" map shows the unincorporated territory of El Dorado County. A copy of the map is available at the El Dorado County Planning Department.]

ATTACHMENT

PROJECT DESCRIPTION



EL DORADO COUNTY GENERAL PLAN

PROJECT DESCRIPTION

[Goals, Land Use Designations, Measure Y Policies]

July 2001

STATEMENT OF VISION

The vision for future growth in the County includes the following:

1. Maintain and protect the County's natural beauty and environmental quality, vegetation, air and water quality, natural landscape features, cultural resource values, and maintain the rural character and lifestyle.
2. Encourage clustered development, maintain the integrity and distinct character of individual communities, while protecting open space and promoting agricultural uses.
3. Make land use decisions in conjunction with transportation planning, pursuing alternative transportation modes, including light rail to Sacramento and within the County's public transportation system. Protect the scenic quality of road corridors.
4. Promote a better balance between local jobs and housing by encouraging industry, tourism, agriculture, and recreation.
5. Increase the amount of affordable housing by providing a variety of housing types.
6. Identify a site adequate for locating a four-year college and increase the ability of elementary, middle, and high schools to keep pace with development.
7. Improve and expand park and recreational facilities throughout the County.
8. Ensure that the General Plan is adhered to and is consistently implemented and enforced.
9. Provide for continued public involvement in the implementation of the General Plan.

PLAN STRATEGIES

The following strategies provide methods of achieving the Plans visions, goals and principles.

1. Promote growth so as to retain natural resources and reduce infrastructure costs.
2. Encourage growth to reflect the character and scale of the community in which it occurs.
3. Require new growth to fully fund its own services and require that those services be provided concurrent with growth.

4. Provide that Plan goals, objectives, and policies reflect the significant characteristics between the principal land use planning concept areas of Community Regions, Rural Centers, and Rural Regions.
5. Provide sufficient land densities to accommodate the projected growth for residential, commercial, and industrial development.
6. Provide the availability of decent housing for all residents regardless of income, race, sex, age, religion, or any other arbitrary factor to accommodate the County's projected share of the regional housing needs.

PLAN CONCEPTS

The development of these visions and strategies serves to provide for the underlying approach of the General Plan. This approach is the identification of distinct planning concept areas where it will be directed and where growth will be limited as a means of providing for a more manageable land use pattern. The concepts of the Plan also recognize that differing levels of service will occur within Community and Rural Regions.

Specifically, the Plan will direct growth to Community Regions and Rural Centers and limit growth within Rural Regions. This approach is expressed as follows:

1. Maintain Rural Regions by limiting development and by increasing the minimum parcel size in order to enhance management of natural resources.
2. Accommodate future growth within existing Community Regions, Planned Communities and Rural Centers.
3. Provide boundaries which identify Community Regions, Rural Centers, and Rural Regions on the General Plan Land Use Map for clear distinction and separation between:
 - A. Community Regions where growth will be directed and facilitated;
 - B. Rural Centers where growth and commercial activities will be directed to serve the larger Rural Regions; and
 - C. Rural Regions where growth will be limited and resource based activities enhanced.

4. Provide for affordable housing within existing and new communities.
5. Provide for economic development opportunities as an integral part of the development of existing communities and new communities by allowing for a diverse mix of land use types which would facilitate economic growth and viability.
6. Provide higher levels of infrastructure and public services of all types within Community Regions and minimize the demands on services in Rural Regions where costs per unit are greater. The Capital Improvement Plan for the County and all special districts will prioritize improvements in Community Regions over those in Rural Regions.
7. Conserve and improve the County's natural resources and open space including agricultural and forest soils, mineral deposits, watersheds, wildlife and habitats, and preserve resources of significant ecological, historical, and cultural importance.

It is the explicit intent of the Plan, through the appropriate application of these planning concept areas to: 1) foster a rural quality of life; 2) sustain a quality environment; 3) develop a strong diversified, sustainable local economy; 4) plan land use patterns which will determine the level of public services appropriate to the character, economy, and environment of each region; 5) accommodate the County's fair share of the regional growth projections; and 6) conserve, protect and manage the County's natural resources.

LAND USE

PRINCIPLES

The General Plan must establish a land use development pattern that makes the most efficient use of existing infrastructure and public services.

The General Plan must provide guidelines for new and existing development that promotes a sense of community and protect and conserve the integrity of existing communities.

The General Plan must define those characteristics which make the County "rural" and provide strategies for preserving and protecting these characteristics.

The General Plan must provide opportunities for positive economic growth such as increased employment opportunities, greater capture of tourism, and increased retail sales.

The General Plan must provide guidelines for new development that maintain or enhance the visual quality of the County.

GOAL 2.1: LAND USE

Protection of existing communities and rural centers; creation of new sustainable communities; curtailment of urban/suburban sprawl; location and intensity of future development consistent with the availability of adequate infrastructure; and mixed and balanced uses that promote use of alternate transportation systems.

OBJECTIVE 2.1.1: COMMUNITY REGIONS

To provide opportunities that allow for continued population growth and economic expansion while protecting and preserving the character and extent of existing rural centers and urban communities, emphasizing both the natural setting and built design elements which contribute to the quality of life and economic health of the County.

Policy 2.1.1.1

The Communities within the County are identified as: Cameron Park, Camino, Diamond Springs, El Dorado, El Dorado Hills, Meyers, Shingle Springs, the City of Placerville and the unincorporated portions, Pollock Pines and the City of South Lake Tahoe and the unincorporated portions (Cascade, Fallen Leaf Lake, Meeks Bay, Paradise Flat, Rubicon Bay and Tahoma).

OBJECTIVE 2.1.2: RURAL CENTERS

To recognize existing defined places as centers within the Rural Regions which provide a focus of activity and that provide goods and services to the surrounding areas.

Policy 2.1.2.1

The Rural Centers within the County are identified as: Coloma, Cool, Fairplay, Garden Valley, Georgetown, Greenwood, Grey's Corner, Grizzly Flat, Kelsey, Kyburz, Latrobe, Lotus, Mount Ralston, Mt. Aukum, Mosquito, Oak Hill, Phillips, Pilot Hill, Pleasant Valley, Quintette, Rescue, Somerset, and Strawberry.

OBJECTIVE 2.1.3: RURAL REGIONS

To provide a land use pattern that maintains the open character of the County, protects its natural resources, recognizes the constraints of the land and the limited availability of infrastructure and public services, and protects the agricultural and commercial forest/timber area to ensure its long-term viability for agriculture and timber operations.

Policy 2.1.3.1

All lands not contained within the boundaries of a Community Region or a Rural Center are classified as Rural Regions.

GOAL 2.2: LAND USE DESIGNATIONS

A set of land use designations which provide for the maintenance of the rural and open character of the County and maintenance of a high standard of environmental quality.

Policy 2.2.1.2

To provide for an appropriate range of land use types and densities within the County, the following General Plan land use designations are established and defined.

Multi-Family Residential (MFR): This land use designation identifies those areas suitable for high-density, multi-family structures such as apartments, condominiums, and multi-plexes. Mobile home parks, as well as existing and proposed manufactured home parks, shall also be permitted under this designation. Lands identified as MFR shall be in locations with the highest degree of access to transportation facilities, shopping and services, schools, employment, recreation, and other public facilities. The minimum allowable density is 5 dwelling units per acre, with a maximum density of 24 dwelling units per acre. This designation is considered appropriate only within Community Regions and Rural Centers.

High-Density Residential (HDR): This land use designation identifies those areas suitable for intensive single-family residential development at densities from 1 to 5 dwelling units per acre. Allowable residential structure types include single-family attached and detached dwellings, and manufactured homes. This designation is considered appropriate only within Community Regions and Rural Centers.

Medium-Density Residential (MDR): This land use designation establishes areas suitable for detached single-family residences with larger lot sizes which will enable limited agricultural land management activities. This designation shall be applied where the character of an area is single-family residences; where the absence or reduced level of infrastructure including roads, water lines, and sewer lines does not justify higher densities; where the topography poses a constraint to higher densities; and as a transitional land use between the more highly developed and the more rural areas of the County. Allowable densities shall range between 1 dwelling unit per 1.00 to 5.00 acres. This

designation is considered appropriate only within Community Regions and Rural Centers.

Low-Density Residential (LDR): This land use designation establishes areas for single-family residential development in a rural setting and enables agricultural land management activities. This designation provides a transition from Community Regions and Rural Centers into the agricultural and more rural areas of the County, and shall be applied to those areas where public infrastructure such as arterial roadways, public water, and public sewer are not generally available. This designation is not appropriate for lands which are separated from Community Regions or Rural Centers by the Rural Residential land use designation, nor to any areas contiguous to Natural Resources unless it is for the purpose of recognizing existing platted lands (lands which have previously been subdivided). Wells and individual septic systems will be the typical source of water and method of sewage disposal. Allowable densities shall range between 1 dwelling unit per 5.00 to 20.00 acres. Typical uses shall include single-family detached dwellings, agricultural support structures, crop production, and the raising and grazing of domestic farm animals. This designation is considered appropriate only in the Rural Regions.

Rural Residential (RR): This land use designation establishes areas for agricultural and residential development. These lands will typically have limited infrastructure and public services and will remain for the most part in their natural state. This category is appropriate for lands that are characterized by steeper topography, high fire hazards, and limited or substandard access, as well as "choice" agricultural soils. The RR designation shall be used as a transition between LDR and the Rural Residential Low Density (RRL) or Natural Resource (NR) designation. Clustering of residential units under allowable densities is encouraged as a means of preserving large areas in their natural state or for agricultural production. Typical uses include single-family residences, agricultural support structures, a full range of agricultural production uses, recreation, and mineral development activities. The allowable density for this designation is 1 dwelling unit per 20 to 40 acres or larger. This designation is considered appropriate only in the Rural Regions.

Rural Residential Low Density (RRL): This land use designation has the same purpose as the Rural Residential designation. It is intended to be applied to those lands that are generally more remote, contain important grazing/range land and recognizes existing large parcel holdings and/or parcelization patterns. The density range for this designation is 40 to 160 acres or larger. This designation is appropriate in the Rural Regions.

Natural Resource (NR): The important natural resources of the County includes forested areas, important watershed and river canyons, critical wildlife habitat including deer migration corridors, rare, unique and endangered species habitat, mineral resources, wetlands, lakes and ponds, and areas where the encroachment of development would compromise these natural resource values. Land under both public and private ownership that contain these resources are included in this category. This designation shall be applied to those lands which contain one or more important natural resources, and river canyons. Compatible uses may include agriculture, rangeland, forestry, wildlife management, recreation and single-family dwellings. The maximum allowable density for this designation is 1 dwelling unit per 160 acres or larger within the commercial timberland areas and 1 dwelling unit per 40 acres within river canyons outside of the timber growing lands. This designation is considered appropriate only in the Rural Regions. Isolated parcels outside the National Forest Service lands and below 3000 feet elevation may be exempt from the 1 dwelling unit per 160 acre parcel size if the Agricultural Commission determines that such lands are unsuitable for timber growing. If the lands are found to be unsuitable, 1 dwelling unit per 40 acres maximum density can be considered.

Commercial (C): The purpose of this land use category is to provide a full-range of commercial retail, office and service uses in contiguous centers to serve the residents, businesses and visitors of El Dorado County. Mixed use development of commercial lands within Community Regions and Rural Centers which combine commercial and residential uses, shall be permitted provided the commercial activity is the primary and dominant use of the parcel. Developments in which residential usage is the sole or primary use shall be prohibited on commercially-designated lands. Numerous zone districts shall be utilized to direct specific categories of commercial uses to the appropriate areas of the County. This designation is considered appropriate only within Community Regions and Rural Centers.

Research & Development (R&D): The purpose of this land use designation is to provide areas for the location of high technology, non-polluting manufacturing plants, research and development facilities, corporate/industrial offices, and support service facilities in a rural or campus-like setting which ensures a high quality, aesthetic environment. This designation is highly appropriate for the business park/employment center concept. Lands designated as R&D can be located in Community Regions and in Rural Centers.

Industrial (I): The purpose of this land use category is to provide for a full-range of light and heavy industrial uses. Types of uses that would be permitted include manufacturing, processing, distribution, and storage. Incompatible, non-industrial uses, excluding support services, shall be prohibited. Industrial uses shall be restricted to industrial lands within, or in close proximity to, Community Regions, and Rural Centers. Industrial uses in Rural Regions shall be restricted to uses which support on-site agriculture, timber resource production, mineral extraction, or other resource utilization. This designation is considered appropriate within Community Regions, Rural Centers, and Rural Regions.

Open Space (OS): This land use category is used 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. This land use includes state parks, ecological preserves, and public lands acquired specifically for open space uses. It may also be used on private lands to maintain natural features within clustered development where a General Plan Amendment is processed. This designation is considered appropriate within Community Regions, Rural Centers, and Rural Regions.

Public Facilities (PF): This land use category includes only publicly-owned lands used for public facilities such as sanitary landfills, storage and maintenance yards, regional parks, fire stations, schools, community parks, libraries, administration and support buildings, hospitals (including non-profit), airports, transit facilities, water and sewer treatment facilities, etc. This designation is considered appropriate within Community Regions, Rural Centers, and Rural Regions.

Adopted Plan (AP): This land use category recognizes areas for which Specific Plans or Community Plans have been previously prepared and adopted. These plans are accepted and incorporated by this reference, and the respective land use map associated with each such plan is hereby adopted as the General Plan map for each such area.

Tourist Recreational (TR): This land use designation is to provide areas for tourist and resident serving recreational uses, transit and seasonal lodging facilities, and supporting commercial activities. The land use category would have differing intensities of use based on the location. In the Community Regions and Rural Centers where infrastructure exists or can be extended, the uses permitted would be more intense and commercial in nature. In the Rural Regions, uses will be encouraged and defined that are compatible with the

rural residential nature of those regions. Types of uses would include campgrounds, golf courses, ski areas, snow parks, riding stables, trail heads, museums, and other similar recreational and sight seeing activities. Lodging uses would include RV parks and other appropriate transit lodging. Tourist recreational activities, facilities, and industries shall be allowed throughout the County; however, specific activities and facilities shall be identified through zoning and permitted by right or special use permit, as appropriate.

**TABLE 2-2
LAND USE DENSITIES AND RESIDENTIAL POPULATION RANGES**

LAND USE DESIGNATION	UNITS PER ACRE	PERSONS PER HOUSING UNIT*	PERSONS PER ACRE
Multi-Family Residential	5 - 24	2.3	11.5 - 55.2
High-Density Residential	1 - 5	2.8	2.8 - 19.6
Medium-Density Residential	1 - 0.2	2.8	2.8
Low-Density Residential	0.2 - 0.05	2.8	0.56 - 0.14
Rural Residential	0.05 - 0.025	2.8	0.14 - 0.07
Rural Residential Low Density	0.025	2.80	0.07
Natural Resources	0.025 - 0.00625	2.8	0.07 - 0.0175
Commercial	** 10/4	2.8	28/11.2
Research & Development			
Industrial			
Open Space			
Public Facilities			

* 1990 U.S. Census

** Maximum of 10 units per acre in Community Regions; maximum of 4 units per acre in Rural Centers.

OBJECTIVE 2.2.2: OVERLAY DESIGNATIONS

To establish overlay districts which will provide additional direction for the development of land where circumstances apply generally to the lands regardless of the underlying land use designations.

Policy 2.2.2.1

The following General Plan overlay designations are included:

- (A) Agricultural Districts
- (B) Platted Lands
- (C) Ecological Preserve
- (D) Non-Jurisdictional Lands
- (E) Planned Communities
- (F) Mineral Resources

Policy 2.2.2.2

The purpose of the *Agricultural District (A)* overlay designation is to identify the general areas which contain the majority of the County's federally designated prime, state designated unique or important, or County designated locally important soils (collectively referred to as choice agriculture soils). This designation does not imply any restrictions on agricultural uses in areas not designated specifically as an Agricultural District, but only serves to identify agriculture as the principal activity, and where incompatible uses such as higher density residential are discouraged.

Policy 2.2.2.3

The purpose of the *Platted Lands (PL)* overlay designation is to identify isolated areas consisting of contiguous existing smaller parcels or established commercial land uses in the Rural Regions where the existing density level or usage of the parcels would be an inappropriate land use designation for the surrounding area based on capability constraints and/or based on the existence of important natural resources. The PL designation shall be combined with a land use designation which is indicative of the typical parcel size or use located within the Platted Lands boundaries. The existence of the PL overlay cannot be used as a criteria or precedent to expand or establish new incompatible land uses.

Policy 2.2.2.4

The purpose of the *Ecological Preserve (EP)* overlay designation is to identify those properties in public ownership or private contract established as habitat preserve areas for rare or endangered plant and animal species.

Policy 2.2.2.5

The purpose of the *Non-Jurisdictional Lands (NJ)* overlay designation is to identify the incorporated cities of Placerville and South Lake Tahoe within the County, and other lands under Federal and State ownership. Local land use planning within these areas is the responsibility of that government entity.

Policy 2.2.2.6

The purpose of the *Planned Community (PC)* overlay designation is to implement the Master Circulation and Financing Plan (MC&FP) for the Missouri Flat Planned Community.

Policy 2.2.2.7

The purpose of the *Mineral Resource (-MR)* overlay designation is to identify those areas that are designated as Mineral Resource Zone 2 (MRZ 2xx) on the *State Classification Reports*. The -MR overlay shall only be considered appropriate with the following base land use designations.

- (A) Natural Resource (NR)
- (B) Open Space (OS)
- (C) Industrial (I)
- (D) Commercial (C)
- (E) Public Facilities (PF)
- (F) Rural Residential (RR)
- (G) Low Density Residential (LDR)

Lands subject to this overlay shall be zoned with a Mineral Resource combining zone as appropriate.

GOAL 2.3: NATURAL LANDSCAPE FEATURES

Maintain the characteristic natural topographic and landscape features unique to each area of the County.

GOAL 2.4: COMMUNITY IDENTITY

Maintain and enhance the character of rural and urban communities, emphasizing both the natural setting and built design elements which contribute to the quality of life, economic health, and community pride of County residents.

GOAL 2.5: CORRIDOR VIEWSHEDS

Protection and improvement of scenic values along designated scenic road corridors.

GOAL 2.6: SIGNS

Regulation of the size, quantity, and location of signs to maintain and enhance the visual appearance of the County.

GOAL 2.7: BUSINESS AND INDUSTRY

Provision of retail shopping and service opportunities to meet the needs of the residents of El Dorado County; capture of a greater share of retail and tourism dollars within the County;

protection of existing retail, professional, and industrial businesses; and, expansion of the County's retail, professional, and industrial base.

GOAL 2.8: JOBS

Greater job opportunities within El Dorado County for its residents, thereby improving the jobs/housing balance; and, a positive business climate within El Dorado County which provides for reasonable business growth, quality employment opportunities for residents, and adequate quality public resources to support and implement the economic development of the County.

GOAL 2.9: GENERAL PLAN MONITORING AND REVIEW

Monitoring and review of the General Plan on a regular basis to ensure the document addresses and meets the needs of El Dorado County.

CIRCULATION

PRINCIPLE

The plan must integrate and coordinate the transportation system with the land use plan so that the roadway capacity improvements, road safety improvements, mass transit development and alternative transportation modes can be provided in the most cost effective and efficient manner.

GOAL 3.1: REGIONAL HIGHWAY SYSTEM

Provide a regional highway system which serves as the county-wide roadway component of a balanced transportation system.

GOAL 3.2: LAND USE COMPATIBILITY

Provide a regional highway system which supports land use policies of the county and cities.

Measure Y Policy

Before giving approval of any kind to a residential development project of five or more units or parcels of land, the County shall make a finding that the project complies with the policies added by this initiative. If this finding cannot be made, then the County shall not approve the project, or give final approval to a tentative subdivision map, until all these policy findings can be made, in order to protect the public's health and safety as provided by state law to assure that safe and adequate roads are in place as such development occurs.

Measure Y Policy

Developer-paid traffic impact fees shall fully pay for building all necessary road capacity improvements to fully offset and mitigate all direct and cumulative traffic impacts from new development upon any highways, arterial roads and their intersections during weekday, peak-hour periods in unincorporated areas of the County.

Measure Y Policy

County tax revenues shall not be used in any way to pay for building road capacity improvements to offset traffic impacts from new development projects. Exceptions are allowed if County voters first give their approval.

GOAL 3.3: SAFE AND EFFICIENT HIGHWAY SYSTEM

Provide for safe, convenient, and efficient movement of people and goods through the regional highway system.

GOAL 3.4: CONFORM TO ENVIRONMENTAL STANDARDS

Provide a regional highway system which conforms to applicable environmental quality standards.

GOAL 3.5: ACCEPTABLE LEVEL OF SERVICE

Protect the public safety and welfare, reduce traffic congestion, ensure acceptable level of service (LOS), provide for the movement of people and goods, and conserve the functional integrity of the County-maintained system.

Measure Y Policy

Traffic from residential development projects of five or more units or parcels of land shall not result in, or worsen, Level of Service "F" (gridlock, stop-and-go) traffic congestion during weekday, peak-hour periods on any highway, road, interchange or intersection in the unincorporated areas of the County.

Measure Y Policy

The County shall not add any additional segments of Highway 50, or any other roads, to the County's list of roads that are allowed to operate at level of Service "F" (gridlock) without first getting the voter's approval.

GOAL 3.6: HIGH QUALITY PUBLIC TRANSPORTATION

Serve the people of El Dorado County by encouraging and supporting high quality public transportation services that are convenient, safe, efficient, and effective.

GOAL 3.7: COMMUTER TRANSPORTATION SERVICE

Assist in the provision for commuter (peak hour) transportation service.

GOAL 3.8: PUBLIC TRANSPORTATION DEPENDENT

Respond to the transportation needs of the public transportation dependent, such as senior citizens, youths, disabled persons, and those of limited means.

GOAL 3.9: REDUCE VEHICLE DEMAND

Reduce the level of demand on County roadways through the implementation of policies and programs that minimize congestion, improve level of service, conserve energy, and minimize air pollution.

GOAL 3.10: DEVELOPMENT OF TSM STRATEGIES AND PLAN

Develop a plan and programs such as signal integration/coordination and channelization as an economical means of reducing existing and projected traffic congestion.

GOAL 3.11: COMPREHENSIVE TRAILS PLAN

Develop and implement a comprehensive bikeway, hiking, and equestrian trails plan that maximizes the opportunities for non-motorized transportation and meets the recreation and local commute needs of the citizens of El Dorado County.

GOAL 3.12: SAFE AIRPORT FACILITIES

Provide safe county airport facilities with compatible surrounding land uses that will enhance economic development.

GOAL 3.13: GENERAL AVIATION AIRPORT FACILITIES

Provide general aviation airport facilities that are responsive to user needs and to operate these facilities within available resources, seeking to place both airports on sound financial footing as enterprise funds.

GOAL 3.14: COMPREHENSIVE SYSTEM MAINTENANCE PLAN

Assure that the transportation system continues to provide efficient, safe, and convenient access to the traveling public.

HOUSING**PRINCIPLES**

The General Plan must identify sufficient quantities of land for intensive residential uses to meet the housing needs of the present and future residents of the County.

The General Plan must provide a means to ensure that suitable housing is available for all residents regardless of income, race, sex, and/or religion.

GOAL 4.1: HOUSING OPPORTUNITIES

A variety of housing opportunities by type, tenure, price, and neighborhood character to ensure the availability of decent housing within a suitable residential environment for all residents, regardless of income, race, gender, age or any other arbitrary factor.

GOAL 4.2: HOUSING SITES

Adequate housing sites suitable for residential development of all types that are properly located in response to environmental constraints, community facilities, and public services.

GOAL 4.3: HOUSING INCENTIVES

Programs which assist developers in providing affordable housing opportunities while protecting the public health, safety and welfare.

GOAL 4.4: RESIDENTIAL ENVIRONMENT

A quality residential environment obtained through the conservation and rehabilitation of the existing housing stock resulting in the maintenance and improvement of community character.

GOAL 4.5: HOUSING EFFICIENCY AND SAFETY

Future housing units designed to minimize the consumption of natural resources and to protect against natural hazards.

PUBLIC SERVICES AND UTILITIES**PRINCIPLE**

The plan must identify the types of governmental services which are necessary to meet residents' needs and provide a fiscally responsible approach for ensuring that these service needs are met.

GOAL 5.1: PROVISION OF PUBLIC SERVICES

Provide and maintain a system of safe, adequate, and cost-effective public utilities and services; maintain an adequate level of service to existing development while allowing for additional growth in an efficient manner; and, ensure a safe and adequate water supply, disposal, and appropriate public services for rural areas.

GOAL 5.2: WATER SUPPLY

The development or acquisition of an adequate water supply consistent with the geographical distribution or location of future land uses and planned developments.

GOAL 5.3: WASTEWATER COLLECTION AND TREATMENT

An adequate and safe system of wastewater collection, treatment, and disposal to serve current and future County residents.

GOAL 5.4: STORM DRAINAGE

Manage and control storm water runoff to prevent flooding, protect soils from erosion, prevent contamination of surface waters, and minimize impacts to existing drainage infrastructure.

GOAL 5.5: SOLID WASTE

A safe, effective and efficient system for the collection and processing of recyclable and transformable materials and for the disposal of residual solid wastes which cannot otherwise be recycled or transformed.

GOAL 5.6: GAS, ELECTRIC, AND OTHER UTILITY SERVICES

Sufficient utility service availability consistent with the needs of a growing community.

GOAL 5.7: EMERGENCY SERVICES

Adequate and comprehensive emergency services, including fire protection, law enforcement, and emergency medical services.

GOAL 5.8: SCHOOL SERVICES

An adequate, high-quality school system consistent with the needs of current and future residents.

GOAL 5.9: LIBRARY SERVICES AND CULTURAL FACILITIES

A quality County library system and other cultural facilities consistent with the needs of current and future residents.

PUBLIC HEALTH AND SAFETY**PRINCIPLE**

The plan must identify public health and safety issues, and provide guidance for protecting the health, safety, and welfare of El Dorado County residents.

GOAL 6.1: COORDINATION

A coordinated approach to hazard planning.

GOAL 6.2: FIRE HAZARDS

Minimize fire hazards in both wildland and developed areas.

GOAL 6.3: GEOLOGIC AND SEISMIC HAZARDS

Minimize the threat to life and property from seismic and geologic hazards.

GOAL 6.4: FLOOD HAZARDS

Protect the residents of El Dorado County from flood hazards.

GOAL 6.5: ACCEPTABLE NOISE LEVELS

Ensure that County residents are not subjected to noise beyond acceptable levels.

GOAL 6.6: MANAGEMENT OF HAZARDOUS MATERIALS

Recognize and reduce the threats to public health and the environment posed by the use, storage, manufacture, transport, and disposal of hazardous materials.

GOAL 6.7: AIR QUALITY MAINTENANCE

- A. *Achieve and maintain ambient air quality standards established by the U.S. Environmental Protection Agency and the California Air Resources Board.*
- B. *Minimize public exposure to toxic or hazardous air pollutants, and air pollutants that create unpleasant odors.*

GOAL 6.8: AVIATION-RELATED HAZARDS

Minimize aviation-related hazards in and around existing and future airports.

GOAL 6.9: HIGHWAY SAFETY

Provide highways within the County that provide for the safe movement of goods and people throughout the County.

CONSERVATION AND OPEN SPACE**PRINCIPLE**

The plan must conserve and improve the County's existing natural resources and open space, including agricultural and forest soils, mineral deposits, water and native plants, fish, wildlife species and habitat, and federally classified wilderness areas; and, preserve resources of significant biological, ecological, historical or cultural importance.

GOAL 7.1: SOIL CONSERVATION

Conserve and protect the County's soil resources.

GOAL 7.2: MINERAL RESOURCES

Conservation of the County's significant mineral deposits.

GOAL 7.3: WATER QUALITY AND QUANTITY

Conserve, enhance, and manage water resources, and protect their quality from degradation.

GOAL 7.4: WILDLIFE AND VEGETATION RESOURCES

Identify, conserve, and manage wildlife, wildlife habitat, fisheries, and vegetation resources of significant biological, ecological, and recreational value.

GOAL 7.5: CULTURAL RESOURCES

Ensure the preservation of the County's important cultural resources.

GOAL 7.6: OPEN SPACE CONSERVATION

Conserve open space land for the continuation of the rural character, commercial agriculture, forestry and other productive uses, the enjoyment of scenic beauty and recreation, the protection of natural resources; for protection from natural hazards; and for wildlife habitat.

AGRICULTURE AND FORESTRY**PRINCIPLE**

The plan must provide for the conservation and protection of El Dorado County's important natural resources, and recognize that the presence of these resources pose a constraint to development.

GOAL 8.1: AGRICULTURAL LAND CONSERVATION

Long-term conservation and use of existing and potential agricultural lands within the County, and limiting the intrusion of incompatible uses into agricultural lands.

GOAL 8.2: AGRICULTURAL PRODUCTION

A healthy, stable and competitive environment necessary to sustain agricultural industry.

GOAL 8.3: FOREST LAND CONSERVATION

Healthy, sustainable forests that support biologically diverse species native to the County.

GOAL 8.4: SUSTAINABLE AND EFFICIENT FOREST PRODUCTION

Minimized constraints inhibiting sustainable and efficient forest resource production.

PARKS AND RECREATION**PRINCIPLE**

The General Plan must identify the types of governmental services, including parks and recreation facilities, which are necessary to meet the needs of residents and businesses and must provide a fiscally responsible approach for ensuring that these service needs are met.

GOAL 9.1: PARKS AND RECREATION FACILITIES

Provide adequate recreation opportunities and facilities, including developed regional and community parks, trails and resource-based recreation areas for the health and welfare of all residents and visitors of El Dorado County.

GOAL 9.2: FUNDING

Secure an adequate and stable source of funding to implement a comprehensive County-wide parks and recreation plan.

GOAL 9.3: RECREATION AND TOURISM

Greater opportunities to capitalize on the recreational resources of the County through tourism and recreational-based businesses and industries.

ECONOMIC DEVELOPMENT**GOAL 10.1: COOPERATION**

The County shall work with all levels of government and with the various economic development organizations including the business community to cooperatively identify and promote the County's positive opportunities and strength.

GOAL 10.2: PUBLIC SERVICES AND INFRASTRUCTURE

Provide adequate levels of public services and infrastructure for existing residents and targeted industries and establish equitable methods to assure funding of needed improvements to existing infrastructure and services and new facilities to further economic development consistent with the County's custom, culture, and economic stability.

TAHOE BASIN

NOTE: These Goals, Objectives and Policies are specific to the Tahoe Basin and reflect the unique circumstances that exist with respect to the Tahoe Regional Planning Agency (TRPA); however, all other county-wide policies and ordinances apply to the review of all projects.

GOAL 11.1: TAHOE BASIN

Maintain an equilibrium between the Tahoe Basin's natural endowment and the man-made environment, and to preserve the scenic beauty and recreational opportunities of the region. (Public Law 91-148, 91st Congress, December 18, 1969)

GOAL 11.2: TRANSPORTATION PLAN

Implement a transportation plan consistent with the direction of the TRPA Regional Transportation Plan and the environmental threshold carrying capacities.

GOAL 11.3: HOUSING IN THE LAKE TAHOE AREA

Application of all county-wide and Tahoe Basin specific goals, objectives and policies to the unincorporated lands of the County within the Tahoe Basin to support a fair share of affordable housing in the Basin.

GOAL 11.4: REMOVE MULTI-FAMILY HOUSING CONSTRAINTS IN THE TAHOE BASIN

Removal or modification of regulatory constraints to facilitate development of multi-family housing in the Tahoe Basin.

Table A-1. Comments Received on the Notice of Preparation

The following individuals commented on the Notice of Preparation during the comment period which extended from August 6, 2001, through September 7, 2001. All comments are available for review at the El Dorado County Planning Department, 2850 Fairlane Court, Placerville, California.

Date of Comment	Commenter	Organization/Agency
August 15, 2001	Loyd Inglis	
August 18, 2001	Steven & Judith Arrigotti	
August 20, 2001	Jan McKinsey	LAFCO
	Keith Johnson	
	Roseanne Chamberlain	LAFCO
August 21, 2001	David & Jacquelyn Zweek	
August 23, 2001	Nancy Campbell	
August 24, 2001	Muriel Marvin	
August 28, 2001	Steve Calfee	City of Placerville
	Carol Louis	El Dorado Council
August 29, 2001	Cecil Wetsel	Wetsel-Oviatt Lumber Company
August 31, 2001	Claire Floyd	
	James "Jack" Sweeney	
	George W. Lockwood	California Regional Water Quality Control Board, Central Valley Region
September 3, 2001	Betty Riley	Foothill Airport Land Use Commission
September 4, 2001	Robert Masterson	Shingle Springs Advisory Committee
	R.D. "Dick" Harrell	Wildland Fire Services
September 5, 2001	Bruce Lacher	El Dorado County Fire Protection District
	Gary & Joyce Pogue	
September 6, 2001	Chris Sioukas	Deer Creek Ranch Partnership
	Sue Olmstead	
	Pete Field	El Dorado Transit
	Jan Knight	U.S. Department of the Interior, Fish and Wildlife Service
	Harriet Segel	
	Norman Krizl	El Dorado County Farm Bureau
	Velma Gambles	El Dorado Hills CSD
	Kyle Smith	Dorado Land & Development
	Kathleen Frevert	
	Bradley Pearson	Shingle Springs Neighbors for Quality Living
	Ronald Dosh	Voices for Rural Living
	William Laybourne	El Dorado County Fire Protection District
	Tom Mahach	
September 7, 2001	Robert Masterson	
	Ellen Day	Taxpayers Association of El Dorado County
	Patricia Moore	
	Patrick Tedeschi	El Dorado County County APCD

Table A-1. Comments Received on the Notice of Preparation

Date of Comment	Commenter	Organization/Agency
	William Wright	
	Brigit S. Barnes	
	Larry Ring	Safegrow
	Alice Howard	Sierra Club, Maidu Group of Mother Lode Chapter
	Bill Bennett	Cool-Pilot Hill Advisory Committee
	Barry Wasserman	
	Barry Wasserman	Measure Y Committee
	Lauri Kemper	California Regional Water Quality Control Board, Lahontan Region
	Susan Britting	California Native Plant Society
	C. Gary Hyden	Callendar Associates
	Norb Witt	
	Nicholas Fonseca	Shingle Springs Rancheria
September 10, 2001	Al Vargas	
September 10 and 12, 2001	Kenneth Trott	California Department of Conservation

Table A-2. Other Comments Received

The following individuals submitted comments after the close of the Notice of Preparation (NOP) comment period (September 7, 2001), outside of the August 2002 comment period on the Draft General Plan Policies (see Tables A-3, A-4, and A-5), and separate from the workshops on the Housing Element.

All comments are available for review at the El Dorado County Planning Department, 2850 Fairlane Court, Placerville, California.

Date	To*	Commenter	Organization/Agency
3/18/02	BOS	Sue Olmstead	Measure Y Committee
5/22/02	BOS	Karen Hatch	Arroyo Vista Neighborhood Road Committee
6/25/02	BOS	Keith Johnson	EDC Taxpayers for Quality Growth
6/28/02	BOS	Barry Wasserman	
8/12/02	BOS	Sue Silver	
9/10/02	P	Roseanne Chamberlain	LAFCO
9/10/02	P	David Becker	Becker & Runkle
9/11/02	P	Alan Slagle	
9/26/02	P	Harlan Yelland	Cosumnes River Protection Committee
9/29/02	P	Isabel Prouty	
9/30/02	P	William Wright	
10/1/02	P	Arthur Tong	
10/7/02	P	Robert Parker	
10/8/02	P	Russ & Cindy Johnson	
10/9/02	P	Hub & Kris Morphew	
10/14/02	P	Joyce Tomlinson	Gene E. Thorne & Associates, Inc.
10/18/02	P	Mary & Phil DeReimer	
10/24/02	P	Karen Oneto Gonzales/Stella Oneto	
10/26/02	P	Barry Wasserman	
11/11/02	P	Ray Griffiths/Karen Buckland	
11/22/02	P	Matthew Spokeley	Wood Rogers
11/26/02	P	Robert Parker	
12/12/02	P	Bruce & Diane Wirtanen	
12/23/02	P	Thomas VanNoord	
1/2/03	P	Thaleia Georgiades	
1/28/03	P	Thaleia Georgiades	
2/18/03	P	Robert Moore	
2/25/03	P	Tom Cumpston	EID
2/25/03	P	Donna Bacigalupi	
3/12/03	P	Anthony Mansour	The Mansour Company
3/19/03	P	Eileen Crimm	
3/25/03	P	Harriett Segel	
3/27/03	P	Robert Moore	
4/7/03	P	Andre Capella	

* P = Received by Planning; BOS = received by the BOS

Table A-3. Landowner Parcel-Specific Requests

Received during request for comment period that closed August 29, 2002. All comments are available for review at the El Dorado County Planning Department, 2850 Fairlane Court, Placerville, California.

APN	Name of Requestor	Name of Property Owner	Date of Request
10424019	Charles & Lorna Garrett	Charles & Lorna Garrett	12/4/2001, 8/22/02 (oral & written)
10424020	Charles & Lorna Garrett	Charles & Lorna Garrett	12/4/2001, 8/22/02 (oral & written)
10424021	Charles & Lorna Garrett	Charles & Lorna Garrett	12/4/2001, 8/22/02 (oral & written)
10803011	Norm Brown/NC Brown Development Inc.	Huddinge Partners	2/25/01, 6/1/01, 7/26/02
10803012	Norm Brown/NC Brown Development Inc.	Huddinge Partners	2/25/01, 6/1/01, 7/26/02
10806105	Norm Brown/NC Brown Development Inc.	Huddinge Partners	2/25/01, 6/1/01, 7/26/02
10806201	Norm Brown/NC Brown Development Inc.	Huddinge Partners	2/25/01, 6/1/01, 7/26/02
10806207	Norm Brown/NC Brown Development Inc.	Huddinge Partners	2/25/01, 6/1/01, 7/26/02
01541001	Michael & Shelley Berreyesa	Michael & Shelley Berreyesa	9/3/2002
04001004	Cecil Wetsel/Wetsel-Oviatt Lumber Co.	Wetsel-Oviatt Lumber Co.	8/23/2002 (oral & written)
04001008	Cecil Wetsel/Wetsel-Oviatt Lumber Co.	Wetsel-Oviatt Lumber Co.	8/23/2002 (oral & written)
04001027	Cecil Wetsel/Wetsel-Oviatt Lumber Co.	Wetsel-Oviatt Lumber Co.	8/23/2002 (oral & written)
04001032	Cecil Wetsel/Wetsel-Oviatt Lumber Co.	Wetsel-Oviatt Lumber Co.	8/23/2002 (oral & written)
04001054	Cecil Wetsel/Wetsel-Oviatt Lumber Co.	Wetsel-Oviatt Lumber Co.	8/23/2002 (oral & written)
04003043	Cecil Wetsel/Wetsel-Oviatt Lumber Co.	Wetsel-Oviatt Lumber Co.	8/23/2002 (oral & written)
04003058	Cecil Wetsel/Wetsel-Oviatt Lumber Co.	Wetsel-Oviatt Lumber Co.	8/23/2002 (oral & written)
04004007	Cecil Wetsel/Wetsel-Oviatt Lumber Co.	Wetsel-Oviatt Lumber Co.	8/23/2002 (oral & written)
04004009	Cecil Wetsel/Wetsel-Oviatt Lumber Co.	Wetsel-Oviatt Lumber Co.	8/23/2002 (oral & written)
04005012	Cecil Wetsel/Wetsel-Oviatt Lumber Co.	Wetsel-Oviatt Lumber Co.	8/23/2002 (oral & written)
04005015	Cecil Wetsel/Wetsel-Oviatt Lumber Co.	Wetsel-Oviatt Lumber Co.	8/23/2002 (oral & written)
04005025	Cecil Wetsel/Wetsel-Oviatt Lumber Co.	Wetsel-Oviatt Lumber Co.	8/23/2002 (oral & written)
04005031	Cecil Wetsel/Wetsel-Oviatt Lumber Co.	Wetsel-Oviatt Lumber Co.	8/23/2002 (oral & written)
04005033	Cecil Wetsel/Wetsel-Oviatt Lumber Co.	Wetsel-Oviatt Lumber Co.	8/23/2002 (oral & written)
04017001	Cecil Wetsel/Wetsel-Oviatt Lumber Co.	Wetsel-Oviatt Lumber Co.	8/23/2002 (oral & written)
04017003	Cecil Wetsel/Wetsel-Oviatt Lumber Co.	Wetsel-Oviatt Lumber Co.	8/23/2002 (oral & written)
04017004	Cecil Wetsel/Wetsel-Oviatt Lumber Co.	Wetsel-Oviatt Lumber Co.	8/23/2002 (oral & written)
04017006	Cecil Wetsel/Wetsel-Oviatt Lumber Co.	Wetsel-Oviatt Lumber Co.	8/23/2002 (oral & written)
04017007	Cecil Wetsel/Wetsel-Oviatt Lumber Co.	Wetsel-Oviatt Lumber Co.	8/23/2002 (oral & written)
04017008	Cecil Wetsel/Wetsel-Oviatt Lumber Co.	Wetsel-Oviatt Lumber Co.	8/23/2002 (oral & written)
04022003	Cecil Wetsel/Wetsel-Oviatt Lumber Co.	Wetsel-Oviatt Lumber Co.	8/23/2002 (oral & written)
04026001	Cecil Wetsel/Wetsel-Oviatt Lumber Co.	Wetsel-Oviatt Lumber Co.	8/23/2002 (oral & written)
04026005	Cecil Wetsel/Wetsel-Oviatt Lumber Co.	Wetsel-Oviatt Lumber Co.	8/23/2002 (oral & written)
04031006	Cecil Wetsel/Wetsel-Oviatt Lumber Co.	Wetsel-Oviatt Lumber Co.	8/23/2002 (oral & written)
04105112	Cecil Wetsel/Wetsel-Oviatt Lumber Co.	Wetsel-Oviatt Lumber Co.	8/23/2002 (oral & written)
04105119	Cecil Wetsel/Wetsel-Oviatt Lumber Co.	Wetsel-Oviatt Lumber Co.	8/23/2002 (oral & written)
04105120	Cecil Wetsel/Wetsel-Oviatt Lumber Co.	Wetsel-Oviatt Lumber Co.	8/23/2002 (oral & written)
04105121	Cecil Wetsel/Wetsel-Oviatt Lumber Co.	Wetsel-Oviatt Lumber Co.	8/23/2002 (oral & written)
04105123	Cecil Wetsel/Wetsel-Oviatt Lumber Co.	Wetsel-Oviatt Lumber Co.	8/23/2002 (oral & written)

Table A-3. Landowner Parcel-Specific Requests

APN	Name of Requestor	Name of Property Owner	Date of Request
04105124	Cecil Wetzel/Wetzel-Oviatt Lumber Co.	Wetzel-Oviatt Lumber Co.	8/23/2002 (oral & written)
04204004	Cecil Wetzel/Wetzel-Oviatt Lumber Co.	Wetzel-Oviatt Lumber Co.	8/23/2002 (oral & written)
04301101	Michael Cook	Sierra Pacific Industries	8/29/2002
04301102	Michael Cook	Sierra Pacific Industries	8/29/2002
04301103	Michael Cook	Sierra Pacific Industries	8/29/2002
04301105	Michael Cook	Sierra Pacific Industries	8/29/2002
04301132	Doug Rice	Doug & Suzanne Rice	8/22/2002 (oral & written)
04301133	Doug Rice	Daniel & Debra Priest	8/22/2002 (oral & written)
04303030	Mark Thiessen	Deanna Lund	8/30/2002
04303032	Mark Thiessen	Deanna Lund	8/30/2002
04303037	Mark Thiessen	Deanna Lund	8/30/2002
04313002	Michael Cook	Sierra Pacific Industries	8/29/2002
04313003	Michael Cook	Sierra Pacific Industries	8/29/2002
04313012	Michael Cook	Sierra Pacific Industries	8/29/2002
04313019	Michael Cook	Sierra Pacific Industries	8/29/2002
04313020	Michael Cook	Sierra Pacific Industries	8/29/2002
04313022	Michael Cook	Sierra Pacific Industries	8/29/2002
04313023	Michael Cook	Sierra Pacific Industries	8/29/2002
04313024	Michael Cook	Sierra Pacific Industries	8/29/2002
04318004	Michael Cook	Sierra Pacific Industries	8/29/2002
04318005	Michael Cook	Sierra Pacific Industries	8/29/2002
04319006	Michael Cook	Sierra Pacific Industries	8/29/2002
04319007	Michael Cook	Sierra Pacific Industries	8/29/2002
04319008	Michael Cook	Sierra Pacific Industries	8/29/2002
04319009	Michael Cook	Sierra Pacific Industries	8/29/2002
04319010	Michael Cook	Sierra Pacific Industries	8/29/2002
04348017	Michael Cook	Sierra Pacific Industries	8/29/2002
04355064	Mark Thiessen	Mark Thiessen	8/30/2002
04605182	Brad Sharp	Brad Sharp	7/2/2002
05114076	Art Marinaccio	Maxwell Nungesser Tr	8/23/2002 (oral)
05114077	Art Marinaccio	Maxwell Nungesser Tr	8/23/2002 (oral)
06003101	Jack Sweeney, Art Marinaccio	Grand Keystone Ltd Partnership/Ed Bacchi	8/29/2002 (oral & written) (Sweeney) 8/29/2002 (oral) (Marinaccio)
06003102	Jack Sweeney, Art Marinaccio	Grand Keystone Ltd Partnership/Ed Bacchi	8/29/2002 (oral & written) (Sweeney) 8/29/2002 (oral) (Marinaccio)
06003103	Art Marinaccio	Baer	8/29/02 (oral)
06003121	Art Marinaccio	Baer	8/29/02 (oral)
06003124	Jack Sweeney, Art Marinaccio	Grand Keystone Ltd Partnership/Ed Bacchi	8/29/2002 (oral & written) (Sweeney) 8/29/2002 (oral) (Marinaccio)
06003125	Jack Sweeney, Art Marinaccio	Grand Keystone Ltd Partnership/Ed Bacchi	8/29/2002 (oral & written) (Sweeney) 8/29/2002 (oral) (Marinaccio)

Table A-3. Landowner Parcel-Specific Requests

APN	Name of Requestor	Name of Property Owner	Date of Request
06003126	Jack Sweeney, Art Marinaccio	Grand Keystone Ltd Partnership/Ed Bacchi	8/29/2002 (oral & written) (Sweeney) 8/29/2002 (oral) (Marinaccio)
06003127	Jack Sweeney, Art Marinaccio	Grand Keystone Ltd Partnership/Ed Bacchi	8/29/2002 (oral & written) (Sweeney) 8/29/2002 (oral) (Marinaccio)
06003128	Jack Sweeney, Art Marinaccio	Grand Keystone Ltd Partnership/Ed Bacchi	8/29/2002 (oral & written) (Sweeney) 8/29/2002 (oral) (Marinaccio)
06003136	Art Marinaccio	Baer	8/29/02 (oral)
06003137	Art Marinaccio	Baer	8/29/02 (oral)
06003138	Art Marinaccio	Baer	8/29/02 (oral)
06003139	Art Marinaccio	Baer	8/29/02 (oral)
06003140	Art Marinaccio	Baer	8/29/02 (oral)
06003141	Art Marinaccio	Baer	8/29/02 (oral)
06254146	Cecil Wetsel/Wetsel-Oviatt Lumber Co.	Wetsel-Oviatt Lumber Co.	8/23/2002 (oral & written)
06260001	Cecil Wetsel/Wetsel-Oviatt Lumber Co.	Wetsel-Oviatt Lumber Co.	8/23/2002 (oral & written)
06705102	Art Marinaccio	Seven Rivers Inc.	8/22/2002 (oral)
06705106	Art Marinaccio	Diamond D Limited Ptn	8/22/2002 (oral)
06705108	Robert & Joyce Dixon	Robert & Joyce Dixon	9/4/2002
06705114	Art Marinaccio	Diamante Development LLC	8/22/2002 (oral)
06705115	Art Marinaccio	El Dorado Irrigation District	8/22/2002 (oral)
06709015	Moseley Collins	Chun Hwa Chen Tr	8/23/2002 (oral), 8/26/2002
06709016	Steve & Judy Arrigotti, Shan Nejatian, Moseley Collins	Steve & Judy Arrigotti	8/18/2001, 8/7/2002, 8/22/2002 (oral) (Arrigotti) 6/24/200, 8/22/02 (oral and resubmission of written request), 9/9/02 (Nejatian) 8/23/2002 (oral), 8/26/02 (Collins)
06709017	Shan Nejatian, Moseley Collins	Sandra & August Winters	6/24/2001, 8/22/02 (oral and resubmission of written request), 9/9/02 (Nejatian) 8/23/2002 (oral), 8/26/02 (Collins)
06709018	Moseley Collins	George Eggleston Tr	8/23/2002 (oral), 8/26/2002
06709019	Floyd & Patty Andrus, Moseley Collins	Floyd & Patty Andrus	08/23/2002 (Andrus) 8/23/2002 (oral), 8/26/2002 (Collins)
06709020	Moseley Collins	John & Ann Tsai, Chi-Chang & Whe-Jen Tu	8/23/2002 (oral), 8/26/2002
06709024	Moseley Collins	Duane Enzminger Tr	8/23/2002 (oral), 8/26/2002
06709025	Moseley Collins	Chun Hwa Chen Tr	8/23/2002 (oral), 8/26/2002
06709027	Shan Nejatian, Moseley Collins	Moseley Collins	6/24/2001, 8/22/02 (oral and resubmission of written request), 9/9/02 (Nejatian) 8/23/2002 (oral), 8/26/02 (Collins)
06726090	Sal Orosco	Sal & Barbara Orosco	8/30/2002, 8/31/2002, 9/3/2002
06726094	Richard Kniesel	Richard & Aloisia Kniesel	8/30/2002, 9/3/2002
06727022	Art Marinaccio	Ann Wilson	8/22/2002 (oral)
06727023	Art Marinaccio	Ann Wilson	8/22/2002 (oral)
06727030	Art Marinaccio	Ann Wilson	8/22/2002 (oral)
06730105	Tim Bolen	Tim Bolen & Lana Bertsch	8/22/2002 (oral)

Table A-3. Landowner Parcel-Specific Requests

APN	Name of Requestor	Name of Property Owner	Date of Request
07007256	Diane Dutra and Art Marinaccio	Diane Dutra	08/21/2002 (Dutra) 8/22/2002 (oral) (Marinaccio)
07007257	Diane Dutra and Art Marinaccio	Diane Dutra	08/21/2002 (Dutra) 8/22/2002 (oral) (Marinaccio)
07016058	Oystein Solheim	Solheim Family Trust	8/29/2002 (oral)
07016059	Oystein Solheim	Oystein & Carol Lee Solheim	8/29/2002 (oral)
07028059	Chuck Brophy	CA-NV-HI District Church Extension Fund	10/26/2001, 8/29/02 (oral)
07028060	Chuck Brophy	CA-NV-HI District Church Extension Fund	10/26/2001, 8/29/02 (oral)
07103233	Jack Sweeney	Lanza/Miller/Tomlinson	8/29/2002 (oral & written)
07103245	Jack Sweeney	Lanza/Miller/Tomlinson	8/29/2002 (oral & written)
07405010	Jack Sweeney, Art Marinaccio	Grand Keystone Ltd Partnership/Ed Bacchi	8/29/2002 (oral & written) (Sweeney) 8/29/2002 (oral) (Marinaccio)
07405017	Jack Sweeney, Art Marinaccio	Grand Keystone Ltd Partnership/Ed Bacchi	8/29/2002 (oral & written) (Sweeney) 8/29/2002 (oral) (Marinaccio)
07405019	Jack Sweeney, Art Marinaccio	Grand Keystone Ltd Partnership/Ed Bacchi	8/29/2002 (oral & written) (Sweeney) 8/29/2002 (oral) (Marinaccio)
07820071	Bruce & Diane Wirtanen	Bruce & Diane Wirtanen	9/3/2002
08335043	Kyle Smith/Dorado Land & Development adba Smith & Gabbert	Smith & Gabbert, Inc.	8/29/2002
08419006	Joe Keating	Joe & Mary Keating	1/13/2002
08419007	Joe Keating	Joe & Mary Keating	1/13/2002
08419008	Joe Keating	Joe & Mary Keating	1/13/2002
08572206	Debbie Harris	William & Debbie Harris	8/29/2002
08701006	George Phillips/Bryte Gardens Associates, Ltd.	Bryte Gardens Assoc.	7/18/2002, 8/29/2002
08701012	George Phillips/Bryte Gardens Associates, Ltd.	Bryte Gardens Assoc.	7/18/2002, 8/29/2002
08701016	George Phillips/Bryte Gardens Associates, Ltd.	Bryte Gardens Assoc.	7/18/2002, 8/29/2002
08701017	Michael McDougal	Peter J. Pappas	8/29/2002
08701018	Michael McDougal	Peter J. Pappas	8/29/2002
08703032	George Phillips/Bryte Gardens Associates, Ltd.	Bryte Gardens Assoc.	7/18/2002, 8/29/2002
08703041	George Phillips/Bryte Gardens Associates, Ltd.	Bryte Gardens Assoc.	7/18/2002, 8/29/2002
08703055	George Carasco/Ervin Ranch Partnership	Ervin Ranch Partnership	8/28/2002
08703056	George Carasco/Ervin Ranch Partnership	Ervin Ranch Partnership	8/28/2002
08703058	George Carasco/Ervin Ranch Partnership	Ervin Ranch Partnership	8/28/2002
08703059	George Carasco/Ervin Ranch Partnership	Ervin Ranch Partnership	8/28/2002
08703060	George Carasco/Ervin Ranch Partnership	Ervin Ranch Partnership	8/28/2002
08703061	George Carasco/Ervin Ranch Partnership	Ervin Ranch Partnership	8/28/2002
08703062	George Carasco/Ervin Ranch Partnership	Ervin Ranch Partnership	8/28/2002
08703063	George Carasco/Ervin Ranch Partnership	Ervin Ranch Partnership	8/28/2002
08703064	George Carasco/Ervin Ranch Partnership	Ervin Ranch Partnership	8/28/2002
08703067	Michael McDougal	Peter J. Pappas	8/29/2002
08705015	George Carasco/Ervin Ranch Partnership	Ervin Ranch Partnership	8/28/2002
08705016	George Carasco/Ervin Ranch Partnership	Ervin Ranch Partnership	8/28/2002
08705017	George Carasco/Ervin Ranch Partnership	Ervin Ranch Partnership	8/28/2002

Table A-3. Landowner Parcel-Specific Requests

APN	Name of Requestor	Name of Property Owner	Date of Request
08705019	George Carasco/Ervin Ranch Partnership	Ervin Ranch Partnership	8/28/2002
08705021	George Carasco/Ervin Ranch Partnership	Ervin Ranch Partnership	8/28/2002
08705022	George Carasco/Ervin Ranch Partnership	Ervin Ranch Partnership	8/28/2002
08705023	George Carasco/Ervin Ranch Partnership	Ervin Ranch Partnership	8/28/2002
08707005	Michael McDougal	Peter J. Pappas	8/29/2002
08707006	Michael McDougal	Peter J. Pappas	8/29/2002
08801001	Jack Sweeney, Art Marinaccio	Ed Bacchi Tr.	8/29/2002 (oral & written) (Sweeney) 8/29/2002 (oral) (Marinaccio)
08801003	Jack Sweeney, Art Marinaccio	Grand Keystone Ltd Partnership/Ed Bacchi	8/29/2002 (oral & written) (Sweeney) 8/29/2002 (oral) (Marinaccio)
09007012	Art Marinaccio	Cora White Tr	8/22/2002 (oral)
09019001	James Scheiber/Scheiber Ranch partner, Art Marinaccio	Scheiber Ranch	08/21/2002 (Scheiber) 8/22/2002 (oral) (Marinaccio)
09019002	David Zweck, Art Marinaccio	David & Jacquelyn Zweck	08/30/2002 (Zweck) 8/22/2002 (oral) (Marinaccio)
09022005	Art Marinaccio	Cora White Tr	8/22/2002 (oral)
09022024	Art Marinaccio	Cora White Tr	8/22/2002 (oral)
09022026	Art Marinaccio	Cora White Tr	8/22/2002 (oral)
09038007	David Zweck, Art Marinaccio	David & Jacquelyn Zweck	08/30/2002 (Zweck) 8/22/2002 (oral) (Marinaccio)
09038019	David Zweck, Art Marinaccio	David & Jacquelyn Zweck	08/30/2002 (Zweck) 8/22/2002 (oral) (Marinaccio)
09501144	Laurie Lindenauer Brown	Laurie Lindenauer Brown	8/29/2002
09501145	Laurie Lindenauer Brown	Laurie Lindenauer Brown	8/29/2002
09501149	Art Marinaccio	Sierra Terra, Inc.	8/22/2002 (oral)
09501150	Art Marinaccio	Sierra Terra, Inc.	8/22/2002 (oral)
09501157	Cecil Wetsel/Wetsel-Oviatt Lumber Co.	Wetsel-Oviatt Lumber Co.	8/23/2002 (oral & written)
09501158	Cecil Wetsel/Wetsel-Oviatt Lumber Co.	Wetsel-Oviatt Lumber Co.	8/23/2002 (oral & written)
09501159	Cecil Wetsel/Wetsel-Oviatt Lumber Co.	Wetsel-Oviatt Lumber Co.	8/23/2002 (oral & written)
09501160	Cecil Wetsel/Wetsel-Oviatt Lumber Co.	Wetsel-Oviatt Lumber Co.	8/23/2002 (oral & written)
09501173	Cecil Wetsel/Wetsel-Oviatt Lumber Co.	Wetsel-Oviatt Lumber Co.	8/23/2002 (oral & written)
09503011	Cecil Wetsel/Wetsel-Oviatt Lumber Co.	Wetsel-Oviatt Lumber Co.	8/23/2002 (oral & written)
09503014	Cecil Wetsel/Wetsel-Oviatt Lumber Co.	Wetsel-Oviatt Lumber Co.	8/23/2002 (oral & written)
09504027	Cecil Wetsel/Wetsel-Oviatt Lumber Co.	Wetsel-Oviatt Lumber Co.	8/23/2002 (oral & written)
09504028	Cecil Wetsel/Wetsel-Oviatt Lumber Co.	Wetsel-Oviatt Lumber Co.	8/23/2002 (oral & written)
09507011	Cecil Wetsel/Wetsel-Oviatt Lumber Co.	Wetsel-Oviatt Lumber Co.	8/23/2002 (oral & written)
09507023	Cecil Wetsel/Wetsel-Oviatt Lumber Co.	Wetsel-Oviatt Lumber Co.	8/23/2002 (oral & written)
09507024	Cecil Wetsel/Wetsel-Oviatt Lumber Co.	Wetsel-Oviatt Lumber Co.	8/23/2002 (oral & written)
09509015	Cecil Wetsel/Wetsel-Oviatt Lumber Co.	Wetsel-Oviatt Lumber Co.	8/23/2002 (oral & written)
09516015	John Zentner	John & Valerie Zentner	8/30/2002
09519012	Cecil Wetsel/Wetsel-Oviatt Lumber Co.	Wetsel-Oviatt Lumber Co.	8/23/2002 (oral & written)
09521007	Cecil Wetsel/Wetsel-Oviatt Lumber Co.	Wetsel-Oviatt Lumber Co.	8/23/2002 (oral & written)
09521008	Cecil Wetsel/Wetsel-Oviatt Lumber Co.	Wetsel-Oviatt Lumber Co.	8/23/2002 (oral & written)

Table A-3. Landowner Parcel-Specific Requests

APN	Name of Requestor	Name of Property Owner	Date of Request
09604051	Wayne & Deanna Tanler	Wayne & Deanna Tanler	8/22/2002
09609027	Gretchen Creamer	William & Gretchen Creamer	8/23/2002 (via telephone)
10103032	Jack Sweeney	Pine Meadow Estates	8/29/2002 (oral & written)
10130333	Jack Sweeney	Pine Meadow Estates	8/29/2002 (oral & written)
10202031	Rene Thorne	Rene & Christine Thorne	8/30/2002
10213001	Richard English & Suzanne Marsh-English/Pleasant Ranch Road Assn	James & Donna Sauber	5/7/2002
10213002	Richard English & Suzanne Marsh-English/Pleasant Ranch Road Assn	Carolyn Rice-Bissell & Mark Bissell	5/7/2002
10213003	Richard English & Suzanne Marsh-English/Pleasant Ranch Road Assn	Boris & Caren Trgovcich	5/7/2002
10213004	Richard English & Suzanne Marsh-English/Pleasant Ranch Road Assn	Kenneth Pickett	5/7/2002
10213005	Richard English & Suzanne Marsh-English/Pleasant Ranch Road Assn	Mark & Judy Lamb	5/7/2002
10213006	Richard English & Suzanne Marsh-English/Pleasant Ranch Road Assn	Kaye & Emilie Neal	5/7/2002
10213007	Richard English & Suzanne Marsh-English/Pleasant Ranch Road Assn	Donald Fried Tr.	5/7/2002
10213010	Richard English & Suzanne Marsh-English/Pleasant Ranch Road Assn	Donald Fried Tr.	5/7/2002
10213011	Richard English & Suzanne Marsh-English/Pleasant Ranch Road Assn	Gary & Charlotte DeWall	5/7/2002
10213012	Richard English & Suzanne Marsh-English/Pleasant Ranch Road Assn	Donald Fried Tr.	5/7/2002
10213013	Richard English & Suzanne Marsh-English/Pleasant Ranch Road Assn	Donald Fried Tr.	5/7/2002
10213014	Richard English & Suzanne Marsh-English/Pleasant Ranch Road Assn	Daniel & Pamela Dixon	5/7/2002
10213016	Richard English & Suzanne Marsh-English/Pleasant Ranch Road Assn	Jeffrey & Sylvia Linn	5/7/2002
10213017	Richard English & Suzanne Marsh-English/Pleasant Ranch Road Assn	Michael Valdez & Vicki Vadnais-Valdez	5/7/2002
10213019	Richard English & Suzanne Marsh-English/Pleasant Ranch Road Assn	Torben & Timea Pedersen	5/7/2002
10213020	Richard English & Suzanne Marsh-English/Pleasant Ranch Road Assn	Richard English & Suzanne Marsh-English	5/7/2002
10213021	Richard English & Suzanne Marsh-English/Pleasant Ranch Road Assn	Donald Fried Tr.	5/7/2002
10213022	Richard English & Suzanne Marsh-English/Pleasant Ranch Road Assn	Drahcir & Sandra Emroo	5/7/2002
10213023	Richard English & Suzanne Marsh-English/Pleasant Ranch Road Assn	Dan Roderick Tr.	5/7/2002
10213024	Richard English & Suzanne Marsh-English/Pleasant Ranch Road Assn	Catherine & Peter Swainson	5/7/2002

Table A-3. Landowner Parcel-Specific Requests

APN	Name of Requestor	Name of Property Owner	Date of Request
10213025	Richard English & Suzanne Marsh-English/Pleasant Ranch Road Assn	Gerald & Martha Varble	5/7/2002
10213026	Richard English & Suzanne Marsh-English/Pleasant Ranch Road Assn	Kandy Hunter	5/7/2002
10213027	Richard English & Suzanne Marsh-English/Pleasant Ranch Road Assn	Kenneth & Martha Counts	5/7/2002
10213029	Richard English & Suzanne Marsh-English/Pleasant Ranch Road Assn	Donald Fried Tr.	5/7/2002
10213030	Richard English & Suzanne Marsh-English/Pleasant Ranch Road Assn	Donald Fried Tr.	5/7/2002
10214001	Richard English & Suzanne Marsh-English/Pleasant Ranch Road Assn	Peter & Robin Aliotti	5/7/2002
10214003	Richard English & Suzanne Marsh-English/Pleasant Ranch Road Assn	Freddie & RM Roberts	5/7/2002
10214026	Richard English & Suzanne Marsh-English/Pleasant Ranch Road Assn	Mark & Gayle Erbe Hamlin	5/7/2002
10214068	Richard English & Suzanne Marsh-English/Pleasant Ranch Road Assn	James & Sharon Henry	5/7/2002
10214069	Richard English & Suzanne Marsh-English/Pleasant Ranch Road Assn	Joseph Beliveau	5/7/2002
10214070	Richard English & Suzanne Marsh-English/Pleasant Ranch Road Assn	Maud Udvardy Tr	5/7/2002
10214071	Richard English & Suzanne Marsh-English/Pleasant Ranch Road Assn	Kristin Corcoran-Dupuis	5/7/2002
10214072	Richard English & Suzanne Marsh-English/Pleasant Ranch Road Assn	Lori & Mark Dykema	5/7/2002
10215016	Loring Brunius	Loring & Thelma Brunius	8/22/2002 (oral)
10221012	Gene Thorne	Ghori/Aziz/Yamin-Aziz	8/23/02 (oral & written), 8/28/2002
10221013	Gene Thorne	Ghori/Aziz/Yamin-Aziz	8/23/02 (oral & written), 8/28/2002
10227109	Mike & Jacki Baker	Dept of Veterans Affairs/Mike & Jacki Baker	8/29/2002
10407010	Jack Sweeney, Art Marinaccio	Ed Bacchi Tr.	8/29/2002 (oral & written) (Sweeney) 8/29/2002 (oral) (Marinaccio)
10407019	Jack Sweeney, Art Marinaccio	Ed Bacchi Tr.	8/29/2002 (oral & written) (Sweeney) 8/29/2002 (oral) (Marinaccio)
10408065	Jack Sweeney, Art Marinaccio	Ed Bacchi Tr.	8/29/2002 (oral & written) (Sweeney) 8/29/2002 (oral) (Marinaccio)
10408066	Jack Sweeney, Art Marinaccio	Ed Bacchi Tr.	8/29/2002 (oral & written) (Sweeney) 8/29/2002 (oral) (Marinaccio)
10408067	Jack Sweeney, Art Marinaccio	Ed Bacchi Tr.	8/29/2002 (oral & written) (Sweeney) 8/29/2002 (oral) (Marinaccio)
10408068	Art Marinaccio	Ed Bacchi Tr.	8/29/2002 (oral)
10408068	Jack Sweeney, Art Marinaccio	Ed Bacchi Tr.	8/29/2002 (oral & written) (Sweeney) 8/29/2002 (oral) (Marinaccio)
10424022	Richard & Karen Thompson	Richard & Karen Thompson	8/29/2002
10424023	Dana Levy	Deepak Gandhi/Frisbie Tr.	8/28/2002

Table A-3. Landowner Parcel-Specific Requests

APN	Name of Requestor	Name of Property Owner	Date of Request
10424024	Dana Levy	Deepak Gandhi/Frisbie Tr.	8/28/2002
10433002	Jack Sweeney, Art Marinaccio	Ed Bacchi Tr.	8/29/2002 (oral & written) (Sweeney) 8/29/2002 (oral) (Marinaccio)
10450011	Roger Miller	Roger Miller	8/22/2002 (oral & written), 8/29/02
10501010	Jack Sweeney, Art Marinaccio	Ed Bacchi Tr.	8/29/2002 (oral & written) (Sweeney) 8/29/2002 (oral) (Marinaccio)
10501024	Jack Sweeney, Art Marinaccio	Ed Bacchi Tr.	8/29/2002 (oral & written) (Sweeney) 8/29/2002 (oral) (Marinaccio)
10501026	Jack Sweeney, Art Marinaccio	Albion/Bacchi	8/29/2002 (oral & written) (Sweeney) 8/29/2002 (oral) (Marinaccio)
10501027	Jack Sweeney, Art Marinaccio	Ed Bacchi Tr.	8/29/2002 (oral & written) (Sweeney) 8/29/2002 (oral) (Marinaccio)
10501028	Jack Sweeney, Art Marinaccio	Ed Bacchi Tr.	8/29/2002 (oral & written) (Sweeney) 8/29/2002 (oral) (Marinaccio)
10501029	Jack Sweeney, Art Marinaccio	Ed Bacchi Tr.	8/29/2002 (oral & written) (Sweeney) 8/29/2002 (oral) (Marinaccio)
10506002	Jack Sweeney, Art Marinaccio	Ed Bacchi Tr.	8/29/2002 (oral & written) (Sweeney) 8/29/2002 (oral) (Marinaccio)
10506003	Art Marinaccio	Albion/Bacchi	8/29/2002 (oral)
10506003	Jack Sweeney, Art Marinaccio	Albion/Bacchi	8/29/2002 (oral & written) (Sweeney) 8/29/2002 (oral) (Marinaccio)
10506004	Jack Sweeney, Art Marinaccio	Albion/Bacchi	8/29/2002 (oral & written) (Sweeney) 8/29/2002 (oral) (Marinaccio)
10510008	Michael & Colleen Ranalli	Michael & Colleen Ranalli	8/21/2002
10512025	Jack Sweeney, Art Marinaccio	Ed Bacchi Tr.	8/29/2002 (oral & written) (Sweeney) 8/29/2002 (oral) (Marinaccio)
10528047	Mike & Jacki Baker and Don & Nancy Rogers	Donald & Nancy Rogers	8/29/2002
10713001	Louis Mansour, The Mansour Company	El Dorado Hills Investors	9/3/2002
10713002	Louis Mansour, The Mansour Company	El Dorado Hills Investors	9/3/2002
10713004	Louis Mansour, The Mansour Company	El Dorado Hills Investors	9/3/2002
10713005	Louis Mansour, The Mansour Company	El Dorado Hills Investors	9/3/2002
10714629	William Fisher/Pacific States Development Corp.	Pacific States Dev Corp	8/30/2002
10802003	Jack Sioukas	JS5C LP	8/22/2002
10803010	Michael McDougal	EDH 52	8/29/2002
10805005	Cecil Wetsel/Wetsel-Oviatt Lumber Co.	Wetsel-Oviatt Lumber Co.	8/23/2002 (oral & written)
10805006	Cecil Wetsel/Wetsel-Oviatt Lumber Co.	Wetsel-Oviatt Lumber Co.	8/23/2002 (oral & written)
10805007	Cecil Wetsel/Wetsel-Oviatt Lumber Co.	Wetsel-Oviatt Lumber Co.	8/23/2002 (oral & written)
10805008	Cecil Wetsel/Wetsel-Oviatt Lumber Co.	Wetsel-Oviatt Lumber Co.	8/23/2002 (oral & written)
10805014	Cecil Wetsel/Wetsel-Oviatt Lumber Co.	Wetsel-Oviatt Lumber Co.	8/23/2002 (oral & written)
10805017	Cecil Wetsel/Wetsel-Oviatt Lumber Co.	Wetsel-Oviatt Lumber Co.	8/23/2002 (oral & written)
10805019	Jack Sioukas	Silverado Title Co.	8/22/2002
10805031	Jack Sioukas	JS5C LP	8/22/2002
10805032	Jack Sioukas	County of El Dorado	8/22/2002
10805044	Michael McDougal	Peter J. Pappas	8/29/2002

Table A-3. Landowner Parcel-Specific Requests

APN	Name of Requestor	Name of Property Owner	Date of Request
10813021	Robert Newlon	Robert & Alisa Newlon	8/29/2002
10815031	Howard & Mary Lou Klein	Howard & Mary Lou Klein	8/29/2002
10849004	Louis Mansour, The Mansour Company	El Dorado Hills Investors	9/3/2002
10901002	Mark Perlberger	Cambridge Square Partners	8/23/2002 (oral & written)
10902004	Lynda Silva/El Dorado Limestone	El Dorado Limestone	9/25/2001, 8/22/02 (oral & written)
10903014	Loyd Inglis	Doyle Tabor Tr	8/17/2001
10903019	Loyd Inglis	Will Sanders	8/17/2001
10903020	Loyd Inglis	Gerald Vincent	8/17/2001
11002013	Shan Nejatian	Lewis & Louise Hackett	6/24/2001, 8/22/02 (oral & resub of written request), 9/9/02
11002014	Shan Nejatian	James Green	8/22/2002 (oral), 9/9/02
11002015	Shan Nejatian	Bahman & Mahnaz Fozouni	6/24/2001, 8/22/02 (oral & resub of written request), 9/9/02
11002016	Shan Nejatian	Hampton Tr.	8/22/2002 (oral), 9/9/02
11002017	Shan Nejatian	Hampton Tr.	8/22/2002 (oral), 9/9/02
11002018	Shan Nejatian	Hampton Tr.	8/22/2002 (oral), 9/9/02
11002030	Shan Nejatian	Shan Nejatian & Marie Mitchell	6/24/2001, 8/22/02 (oral & resub of written request), 9/9/02
11002032	Shan Nejatian	Shan Nejatian & Marie Mitchell	6/24/2001, 8/22/02 (oral & resub of written request), 9/9/02
11002035	Shan Nejatian	David & Deborah Smith	6/24/2001, 8/22/02 (oral & resub of written request), 9/9/02
11002036	Shan Nejatian	Rich Family Trust	6/24/2001, 8/22/02 (oral & resub of written request), 9/9/02
11043001	Shan Nejatian	Leon Naef	8/22/2002 (oral), 9/9/02
11043002	Shan Nejatian	Tom Yarak et al.	8/22/2002 (oral), 9/9/02
11043003	Shan Nejatian	Leon Naef	8/22/2002 (oral), 9/9/02
11043004	Shan Nejatian	Leon Naef	8/22/2002 (oral), 9/9/02
11213019	Sam Miller	Serrano Assoc LLC	8/29/2002
11264208	Thomas Winn	Family Real Property LP/Winn	8/29/2002
11302001	Wayne Lowery/EDH CSD	County of El Dorado	6/5/2001
11537001	John Sedar, Partner/Bass Lake Joint Venture	Bass Lake Joint Venture	8/26/2002
11537002	John Sedar, Partner/Bass Lake Joint Venture	Bass Lake Joint Venture	8/26/2002
11537003	John Sedar, Partner/Bass Lake Joint Venture	Bass Lake Joint Venture	8/26/2002
11537004	John Sedar, Partner/Bass Lake Joint Venture	Bass Lake Joint Venture	
11537005	John Sedar, Partner/Bass Lake Joint Venture	Bass Lake Joint Venture	
11537006	John Sedar, Partner/Bass Lake Joint Venture	Bass Lake Joint Venture	
11537007	John Sedar, Partner/Bass Lake Joint Venture	Bass Lake Joint Venture	
31712008	Loring Brunius	Loring & Thelma Brunius	8/22/2002 (oral)
31725034	Judy Mathat	Dennis & Judy Mathat	8/22/2002 (oral)
31725047	Diane Murillo	Martin & Diane Murillo	8/22/2002 (oral)
31925003	Earl McGuire/McGuire Engineering	Ralph & Linda Taeger	8/30/2002
32711004	John Johnson/Prospect Investment Company (adba El Dorado Land Company)	El Dorado Land Company	8/29/2002
32711006	John Johnson/Prospect Investment Company (adba El Dorado Land Company)	El Dorado Land Company	8/29/2002
32712019	John Johnson/Prospect Investment Company (adba El Dorado Land Company)	Prospect Investment Co.	8/29/2002

Table A-3. Landowner Parcel-Specific Requests

APN	Name of Requestor	Name of Property Owner	Date of Request
32712021	John Johnson/Prospect Investment Company (adba El Dorado Land Company)	Prospect Investment Co.	8/29/2002
32712022	John Johnson/Prospect Investment Company (adba El Dorado Land Company)	Prospect Investment Co.	8/29/2002
32716029	Loyd Inglis	JT Sherrod	8/29/2002
32716030	Loyd Inglis	Sherrod	8/29/2002
32725008	Douglas & Sherry Bahlman	Douglas & Sherry Bahlman	8/26/2002
32917174	Reginald Eden	Reginald & Dianne Eden	8/29/2002

Table A-4. Comments Received on Draft General Plan Policies

All comments are available for review at the El Dorado County Planning Department, 2850 Fairlane Court, Placerville, California.

Date of Letter/Comment	Commenter's Name	Agency/Company
July 19, 2002	Lorraine Larsen-Hallock	
August 13, 2002	Jeanne Amos Norm Brown	El Dorado County Library NC Brown Development Inc.
August 14, 2002	Roseanne Chamberlain	Local Agency Formation Commission (LAFCO)
August 19, 2002	Harriett Segel	
August 20, 2002	Barry Wasserman	
August 21, 2002	Kimberly Beal Kimberly Beal	El Dorado County Association of Realtors, Inc. The El Dorado Business Alliance
August 22, 2002	Norm Brown William J. Fisher Kathy Frevert	NC Brown Development Inc. Pacific States Development Corp.
August 23, 2002	Greg Greenwood Jordan Heichman	
August 24, 2002	Dianna Hillyer	El Dorado Hills Community Services District
August 26, 2002	Alice Q. Howard Josette Johnson Norman A. Krizl Jennifer Lotery Bill Snodgrass	Maidu Group, Mother Lode Chapter Sierra Club El Dorado County Farm Bureau Agriculture Department
August 27, 2002	Leo Chaloux Arnold Johns Toni M. Johnson Tom Mahach	El Dorado County Fire Chiefs' Association El Dorado County Fire Protection District, Division 4
August 28, 2002	Michael J. McDougall Damon R. Polk Harriett B. Segel Robert A. Smart Kyle Smith Patty Taylor Beverley Van Meurs	MJM Properties, LLC Building Industry Association of Superior California Dorado Land & Development League of Women Voters
August 29, 2002	Connie Wade David L. Zweck Virginia Crespo Sue Olmstead Sue Olmstead	 Cultural Resources Preservation Commission Control Traffic Congestion Initiative Committee

Table A-4. Comments Received on Draft General Plan Policies

Date of Letter/Comment	Commenter's Name	Agency/Company	
August 30, 2002	Benjamin C. Scott	El Dorado County Fire Prevention Officer's Association	
	W. W. Sturch		
	Charles R. Torrence		
	Larry Eng		
	Katharine Finen	Department of Fish and Game	
	Sam Miller		
	Nelldov Family	Parker Development Co. (Serrano)	
	Adam Smith		
	Bill Snodgrass	Agriculture Department	
	Bob Anderson		
	Bernard Carlson	Taxpayers Association of El Dorado County	
	Ellen Day		
	Ellen Day	Taxpayers Association of El Dorado County	
	C. Gary Hyden	El Dorado County General Services, Airports, Parks and Grounds	
September 1, 2002	Chuck Bacchi	El Dorado County Taxpayers for Quality Growth	
	David Beauchamp		
	John and Carol Dillon		
	arab@thegrid.net		
	(anonymous)		
	Keith Johnson		
	Paul Raveling		
	Chuck Bacchi		
	James Scheiber		Scheiber Ranch
	Barry Wasserman		
September 3, 2002	William M. Wright	School Districts	
	Tim (Bertsch, Lana) Bolen		
September 5, 2002	Norman A. Krizl	El Dorado County Farm Bureau	
	Steven Burton		

Table A-5. Comments Received Orally at General Plan Workshops

Date of Comment	Commenter
August 22, 2002	Art Marinaccio Doug Rice Judy Mathat Misty McMillan Diane Murillo Moseley Collins Paul Raveling Virginia Crespo Kathi Lishman Thaleia Georgiades Tom Mahach Roseanne Chamberlain Bill Rathburn Steve Proe
August 23, 2002	Bev Van Meurs Art Marinaccio Steven Proe Norm Brown Virginia Crespo Cecil Wetsel, Jr. Wayne Lowery Bill Berger Bernard Carlson Judy Arrigotti
August 29, 2002	Vicki Yorty Tom Mahach Bill Snodgrass Virginia Crespo Sam Miller Art Marinaccio Kimberly Beal Laurie Lindenauer Brown Bill Sturch Bob Smart Doug Leisz Fred Schaefer

Date of Comment	Commenter
January 9, 2003	Tom Mahach
	Bob Moore
	Kimberly Beal
	Judy Mathat
	Valerie Zentner
	Sandra Schwartz
	Virginia Crespo
	Barry Wasserman
	Sue Olmstead
	Dianna Hillyer
	Bob Smart
	Damon Polk
	Thaleia Georgiades

Table A-6. Comments on Housing Issues

All comments are available for review at the El Dorado County Planning Department, 2850 Fairlane Court, Placerville, California.

Comments from Housing Workshop

The individuals listed below submitted written comments either at the workshops or via mail. A number of other individuals attended and commented at the workshops; if they provided legible contact information, they are on the mailing list.

Date of Comment	Commenter	Organization/Agency
No Date	Cynthia Honeycutt	League of Women Voters
	Al Boissevain	
	Peggy Stripe	League of Women Voters
April 15, 2002	Denise Partlow	
April 21, 2002	Mace Lumsden	
April 24, 2002	William & Pat Kramer	
April 24, 2002	Charlie & Jan Rose	
April 25, 2002	Marie Griffith	
April 26, 2002	Ellen Day	Taxpayers Association of El Dorado County
April 30, 2002	James & Janice Myers	
May 6, 2002	Dee Schilling	
May 17, 2002	Joan Wilson	
May 20, 2002	Pamela Joanne Nance	
May 27, 2002	Patty Taylor	

Housing Policy Commenters

Date of Comment	Commenter	Organization/Agency
January 6, 2003	Ellen Day	Taxpayers Association of El Dorado County
January 8, 2003	Norman Krizl	El Dorado County Farm Bureau
January 9, 2003	Damon Polk	Building Industry Association of Superior California
	Sue Olmstead	Measure Y Committee
January 17, 2003	Alice Howard	Maidu Group, Mother Lode Chapter of the Sierra Club
	Kimberly Beal	The El Dorado Business Alliance

Housing Workshop Attendees

Because these workshops were held in a roundtable discussion format, there were no formal “speakers”; therefore, all attendees are listed below.

Date	Attendee
April 22, 2002	Linda Rands Sandra Schwartz VJ Harris Penny Ball Ellen Yevdakimov Art Marinaccio Diane Wilkinson Olivia Loy Bill & Pat Kramer Judy Johnson Ellen Day John Kaderka Barry Wasserman Paula Rice Lorraine Larsen-Hallock Laurie Lindenauer Brown Martin & Diane Murillo Loyd Inglis Paula Lee
April 23, 2002	Charlie & Jan Rose Al Boissevain Connie Zelinsky Susan Rayburn Hank White Marie Griffith Marion Riese Robert Long Penny Humphreys
April 29, 2002	Mike & Melody Daugherty Lydia Zuniga Lisa O’Daly Gabriela Inigo Diana Hankins Lois Denowitz Alan Tolhurst

Date

April 30, 2002

Attendee

Meghan Meisel

Bill Fisher

Holly Keeler

Steve Pavich

Peggy Stripe

Pete Van Gorp

Norb Witt

Kimberly Beal

May 6, 2002

Cynthia Honeycutt

Laurie Lindenauer Brown

Helen Baumann