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CDRA

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April 9, 2007

To: Placer County Planning Commission

From: Fred Barber

Subject: Zoning Text Amendment – Temporary Outdoor Events

Message: I would support the idea of allowing the Planning Director to approve the above events when limited to two times a year, etc., as proposed, provided that the approval is only made after a physical examination of the premises including available on-site parking, access character, fire protection, sanitation. The approval should in writing, site specific, and tailored for compatibility with these features.

Permit restrictions placed by the director could include limits on: the number of vehicles, or people, on the site at one time; appropriate vehicle volume on the access road(s) after consultation with the Public Works Department, additional personnel for directing traffic/parking to assure 24/7 access for emergency vehicles, etc. depending on the field situation and anticipated crowd size.

County staff (Health, Planning & Public Works) should develop some guidelines on the above issues, and others they deem appropriate, and have them adopted by your commission.

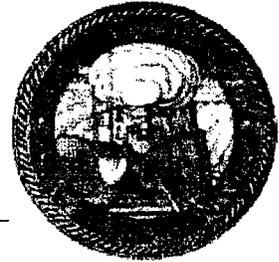
My home is in an agricultural zone (I used to raise Christmas trees) and it abuts a small winery. Access my home, four others and the winery, is over a two-way one lane road. I've experienced no difficulties with traffic to and from the winery over the last several years. A very large event, however, could pose problems for emergency and other vehicle access to these homes, or the winery, unless some controls are included in the Planning Director's approvals.



F.B.

Cc Michael Johnson, Planning Director ✓

County of Placer
WEIMAR/APPLEGATE/COLFAX
MUNICIPAL ADVISORY COUNCIL
 P. O. Box 1025 - Colfax, CA 95713
 County Contact: Lisa Buescher (530) 889-4010



Bruce Kranz, Chairman
 Placer County Board of Supervisors
 175 Fulweiler Ave.
 Auburn, CA 95603

June 20, 2007

Dear Supervisor Kranz,

The WAC MAC is deeply concerned about current Zoning Text Amendments in front of the BOS for your approval.

1. Sections 17.06.050 and 17.44.010 – Medical Services – Clinics and Laboratories

This Amendment arose to facilitate *one* Property Owner's Permit. Interestingly, Staff admitted to the Planning Commission of exploring many different solutions before this one was recommended. The Commissioners, unanimously recommend that you *not* approve this Amendment. The WAC MAC agrees. The Property Owners should seek to rezone their property or find another solution rather than have you effect a blanket change and impose a new provision that affects the entire County.

2. Sections 17.56.300 – Temporary Uses and Events

- This Temporary Events Amendment was admittedly developed from memory and derived from operating practice – *not developed from existing Zoning Text, (See Sections 5.1 – 5.106 for existing Text).*
- At the Planning Commission Meeting, Barn and Ag. Tours as well as Non-Profits were held up to benefit from this new Amendment. *Had Staff reviewed the 'missing' Sections, it would have been recognized that Section 5.110 provides exemption of Permit Application Fee for Non-Profits.*
- While keeping multi-Department Notifications/Sign-off and Public Safety Review provisions somewhat intact – the proposed Text *ignores* multiple references back to Ord.4639 and thereby *guts its provisions*, while also giving discretion to the Planning Director.
- *The Proposed Replacement Text:*
 - Unilaterally eliminates the Public Hearing process (whether in front of the Zoning Administrator or, as previously practiced, before the Board of Supervisors), wherein concerned Citizens have a mechanism to provide updated information or illustrate unknown circumstances of import.
 - Ignores the safety valve that an Indemnity Bonding mechanism provides, as currently exists.
 - Disregards the Non-Profit Exemption.

We are concerned for the erosion of good governance, the lack of transparency and the legal exposure that this proposed Zoning text represents to the County and for its Citizens.

In order to provide a constructive solution we recommend that the BOS send this Amendment back to the CDRA for revision – using Sections 5.1 – 5.106 to:

- *Develop an Application Form that would then be codified into the Zoning Ordinance – while reducing the 'page count' of these Sections by at least half.*
- *And leave both the remainder and the intent of the existing Text intact.*
- *Direct Staff to investigate and report to the BOS Instances of overcharges and to see to the reimbursement of any improperly charged Permit Fees.*

This modification should satisfy the desired streamlining while keeping necessary protections in place, guarding the County and its Citizens from unnecessary exposure. Also, this approach will fulfill necessary standards to maintain transparency, accountability and valuable feedback mechanisms.

Sincerely,

John Greene, Chairman
 Weimar, Applegate, Colfax – MAC

CC: John Marin, Director CDRA