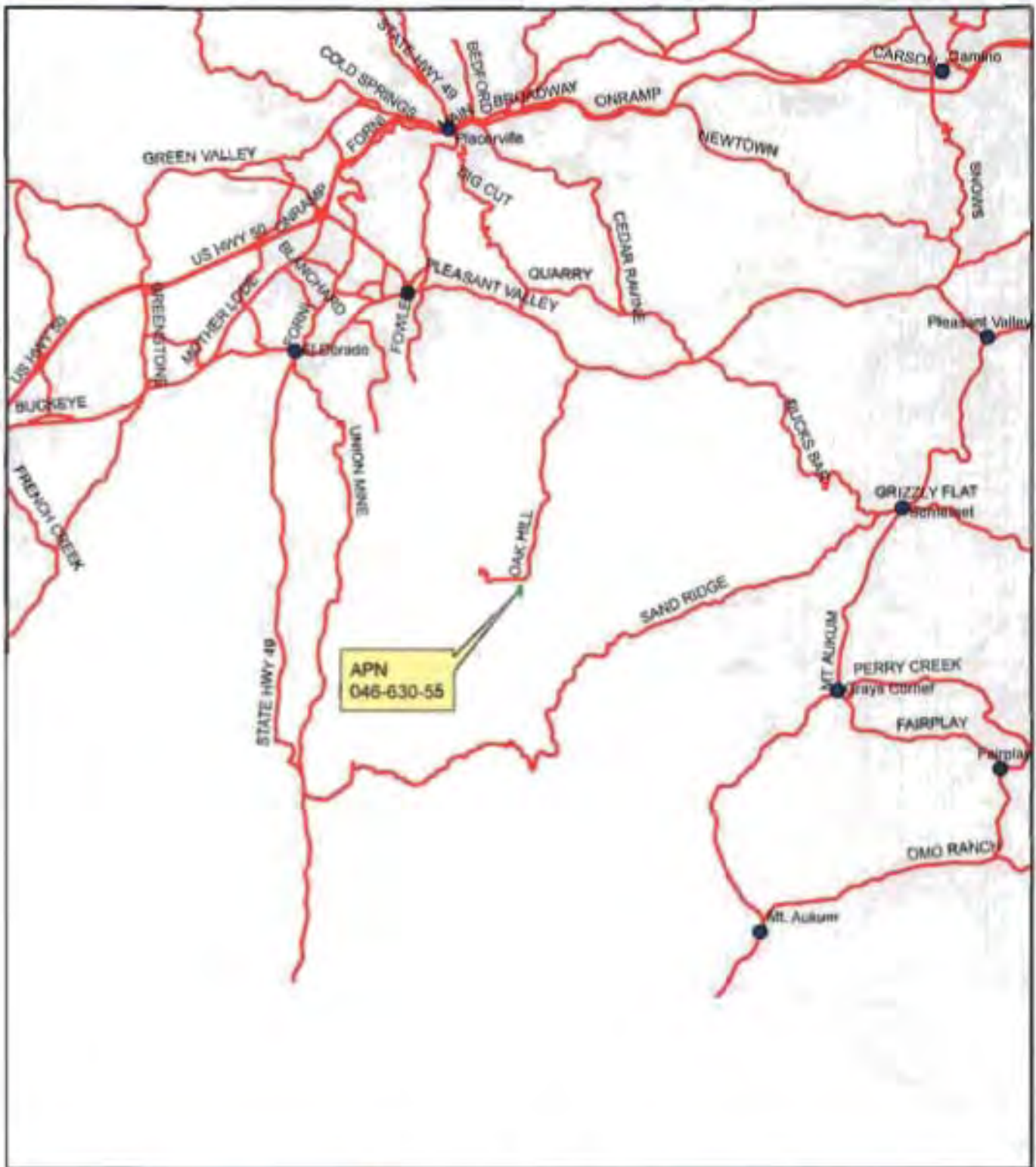


Exhibit A: Location Map

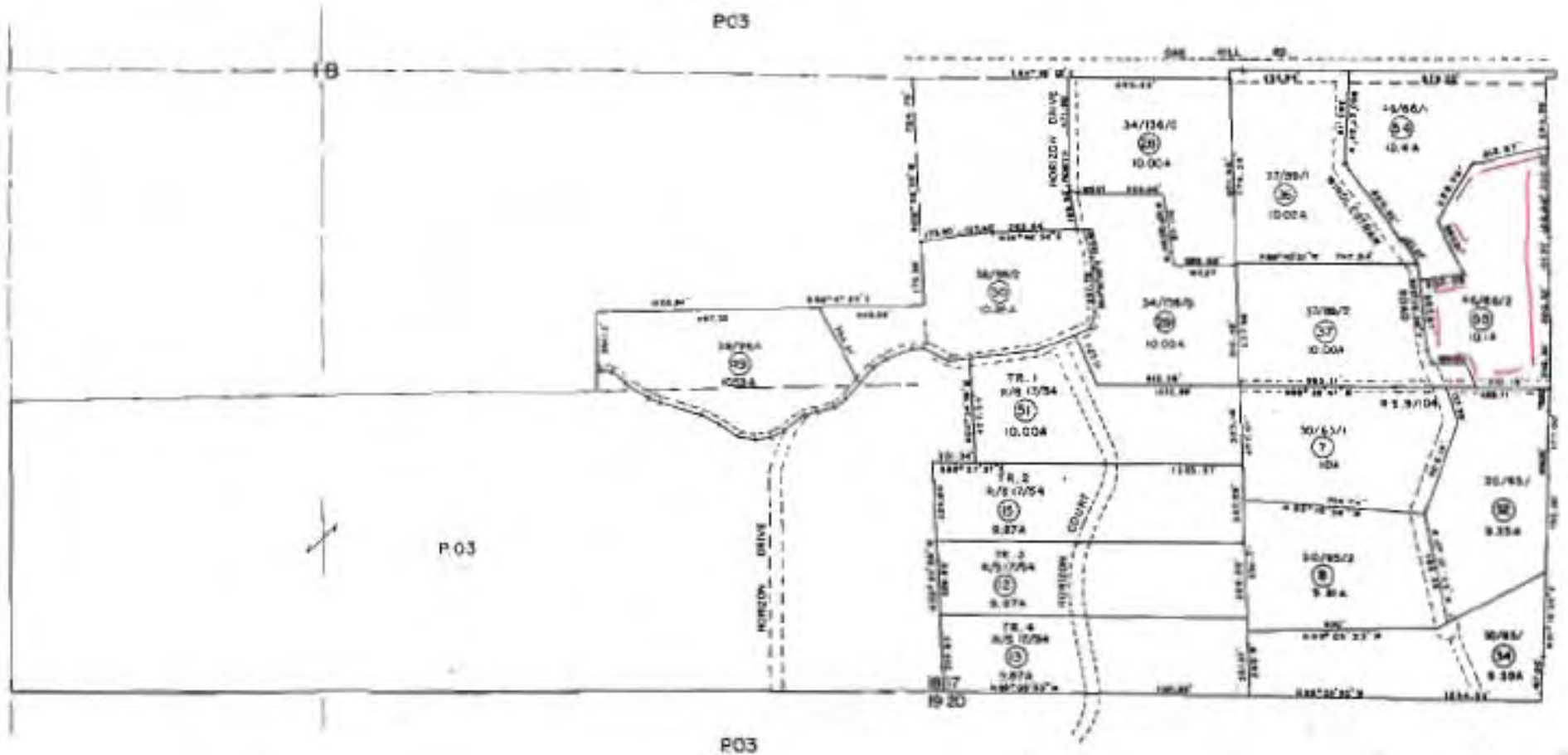


● PLACENAMES
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S12-0014/Exhibit 1/PA B&D and Related
Prepared By Aaron Mount

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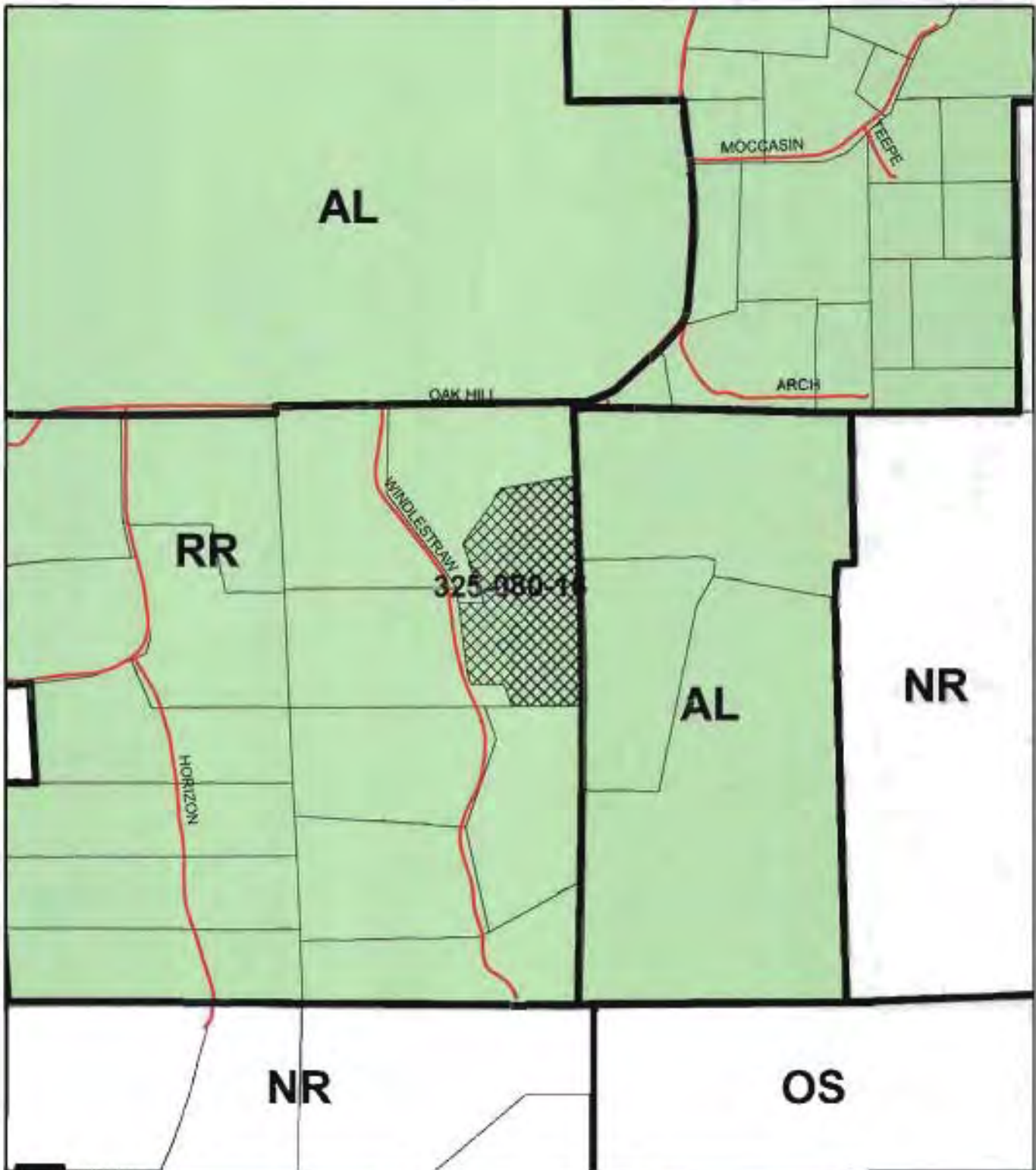


NOTE - Assessor's Short Number Shown in Blue
Assessor's Parcel Number Shown in Circle

Assessor's Map No. 46 - Pg. 63
County of El Dorado, California

EXHIBIT B

Exhibit C: General Plan Map



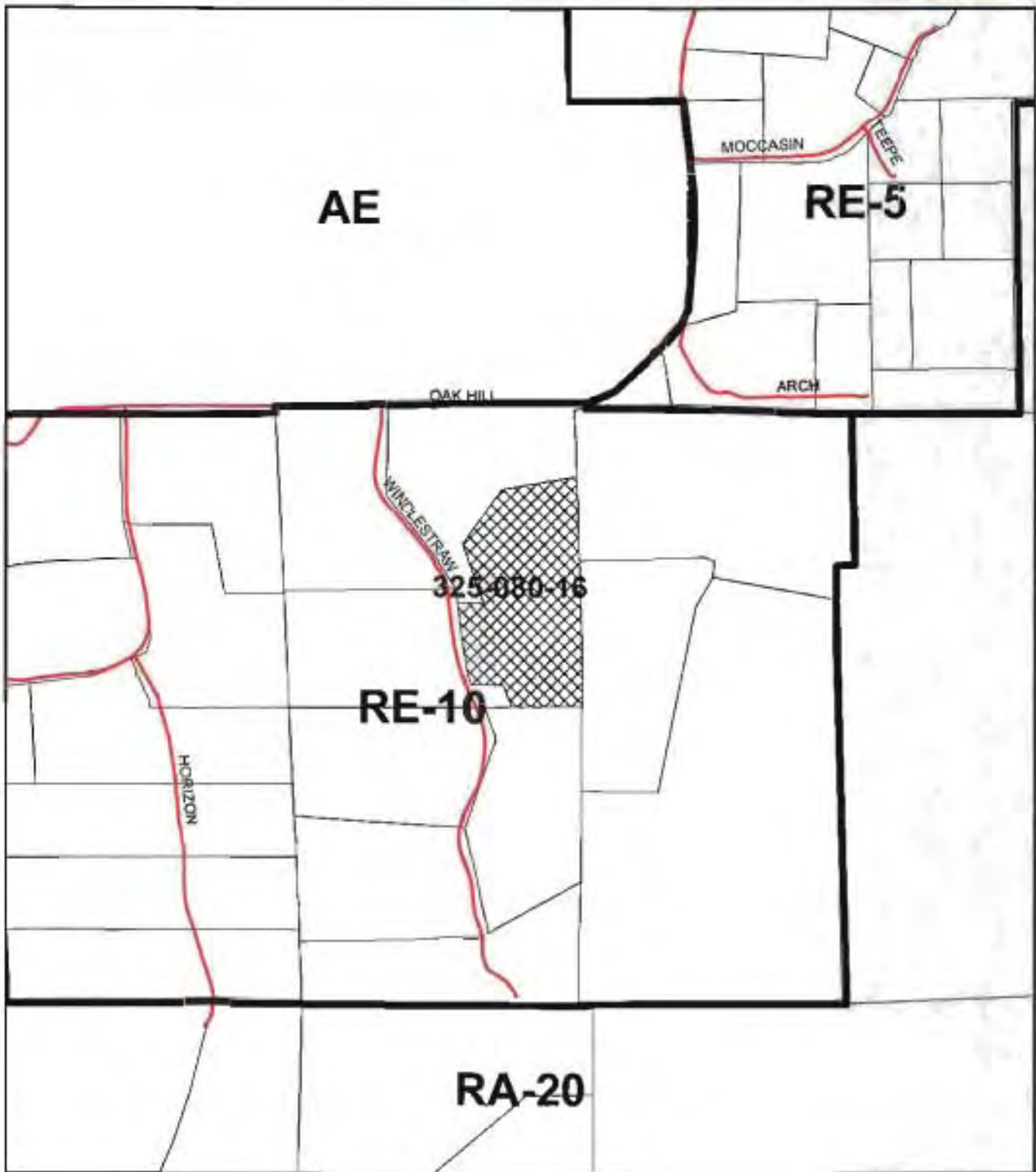
future design
 gpsroads
 curprcl
AGOVERLAY
 Ag District






S12-00147n/in/nz Lw B&B and Retreat
Prepared By Aaron Mount

0 287.5 575 1,150 Feet

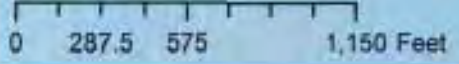
Exhibit D: Zoning Map



-  zonedes
-  gpsroads
-  currprcl



S12-0014/Infinite Life B&B and Renewal
Prepared By Aaron Mount



4/6/00

4/6/00

PARCEL MAP

A PORTION OF THE
WEST 1/2 OF SEC. 17,
T.9N., R.11E., M.D.M.
BEING PARCELS 3 AND 4 OF P.M. 37-89
EL DORADO COUNTY, CALIFORNIA
JULY 1997 SCALE: 1"=100'
PRESCOTT ENGINEERING

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF CAROL PANSKY TRUST ET AL. ON MAY 11, 1997. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



Harold S. Prescott Jr.
HAROLD S. PRESCOTT JR.
R.C.E. 14747 LICENSE EXPIRATION DATE 5/31/01

PLANNING DIRECTORS STATEMENT:

THIS MAP CONFORMS WITH THE REQUIREMENTS OF SECTION 66449.20 1/2 OF THE SUBDIVISION MAP ACT.

Robert D. Berman DATED 10/10/97
ROBERT D. BERMAN FOR
CONRAD B. MONTGOMERY
PLANNING DIRECTOR
COUNTY OF EL DORADO

COUNTY SURVEYOR'S STATEMENT:

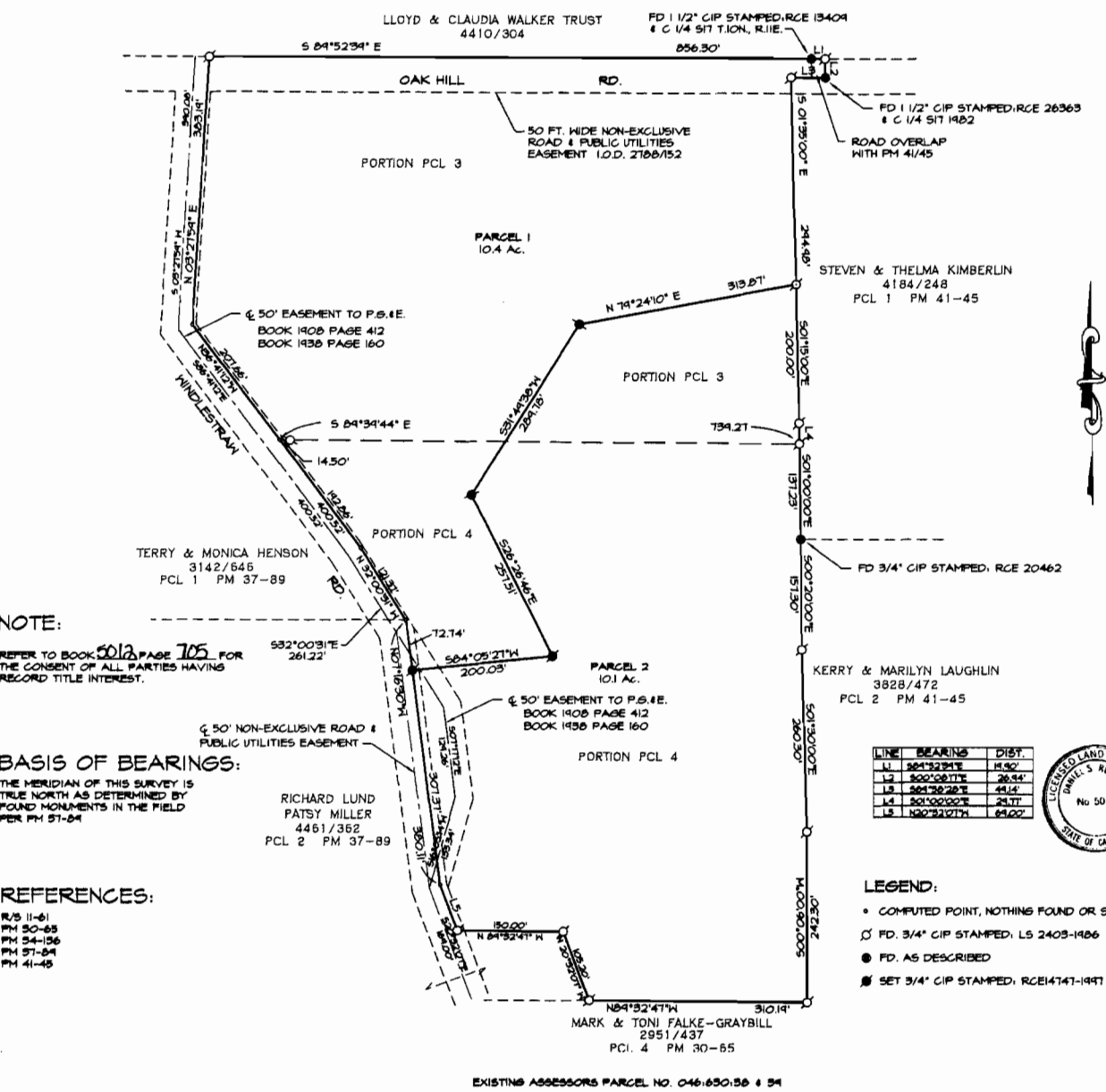
I HAVE EXAMINED THE MAP, THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF. ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH. I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATED October 10, 1997
Daniel S. Russell
DANIEL S. RUSSELL L.S. No 5017
COUNTY SURVEYOR
COUNTY OF EL DORADO
LICENSE EXPIRATION DATE: 12-31-97

COUNTY RECORDER'S CERTIFICATE:

I, WILLIAM E. SCHULTZ HEREBY CERTIFY THAT Chicago Title SUBDIVISION MAP GUARANTEE NO. 010001 WAS FILED WITH THIS OFFICE AND THAT THIS PARCEL MAP WAS ACCEPTED FOR RECORD AND INDEXED ON October 10, 1997 AT 3:49 P.M. IN BOOK OF PARCEL MAPS AT PAGE 100 AT THE REQUEST OF Chicago Family Trust Et Al DOCUMENT No. 51470

William E. Schultz
WILLIAM E. SCHULTZ
COUNTY RECORDER CLERK
COUNTY OF EL DORADO
BY Conrad B. Montgomery
DEPUTY



NOTE:
REFER TO BOOK 5012 PAGE 705 FOR THE CONSENT OF ALL PARTIES HAVING RECORD TITLE INTEREST.

BASIS OF BEARINGS:
THE MERIDIAN OF THIS SURVEY IS TRUE NORTH AS DETERMINED BY FOUND MONUMENTS IN THE FIELD PER PM 57-84

REFERENCES:
R/S 11-61
PM 50-65
PM 54-56
PM 57-84
PM 41-45

EXISTING ASSESSORS PARCEL NO. 046:650:56 & 54

4/6/00

4/6/00

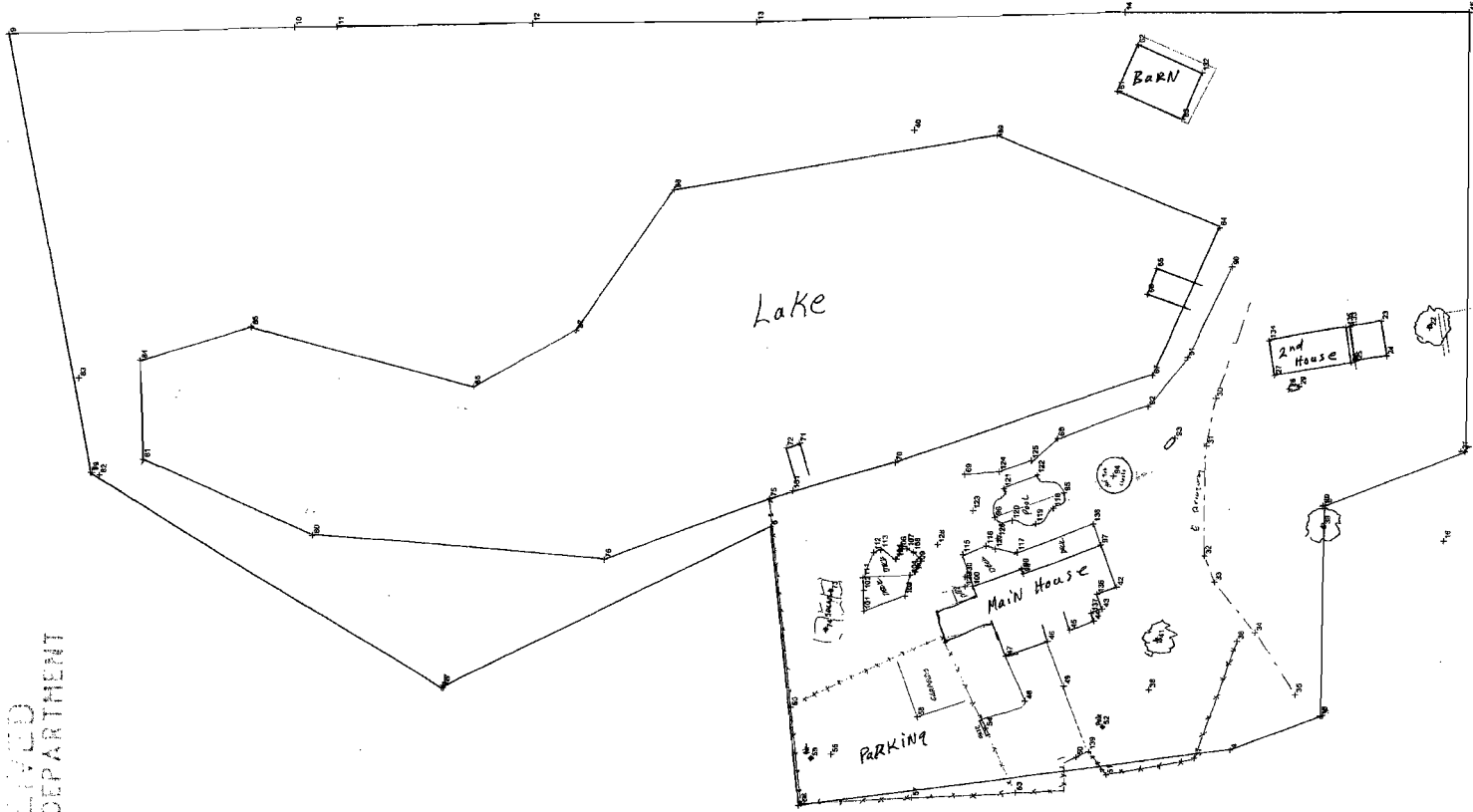
EXHIBITE

RECEIVED
PLANNING DEPARTMENT



POINT

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DATE: 11/11/10
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SCALE: 1" = 40'
PROJECT: [illegible]

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SCALE	1" = 40'	CHECKED BY	[illegible]
PROJECT	[illegible]	REVISION	[illegible]
NO.	1	DATE	[illegible]

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S 12-0014

Scale 1" = 10 FT

RECEIVED
PLANNING DEPARTMENT

S 12-0014

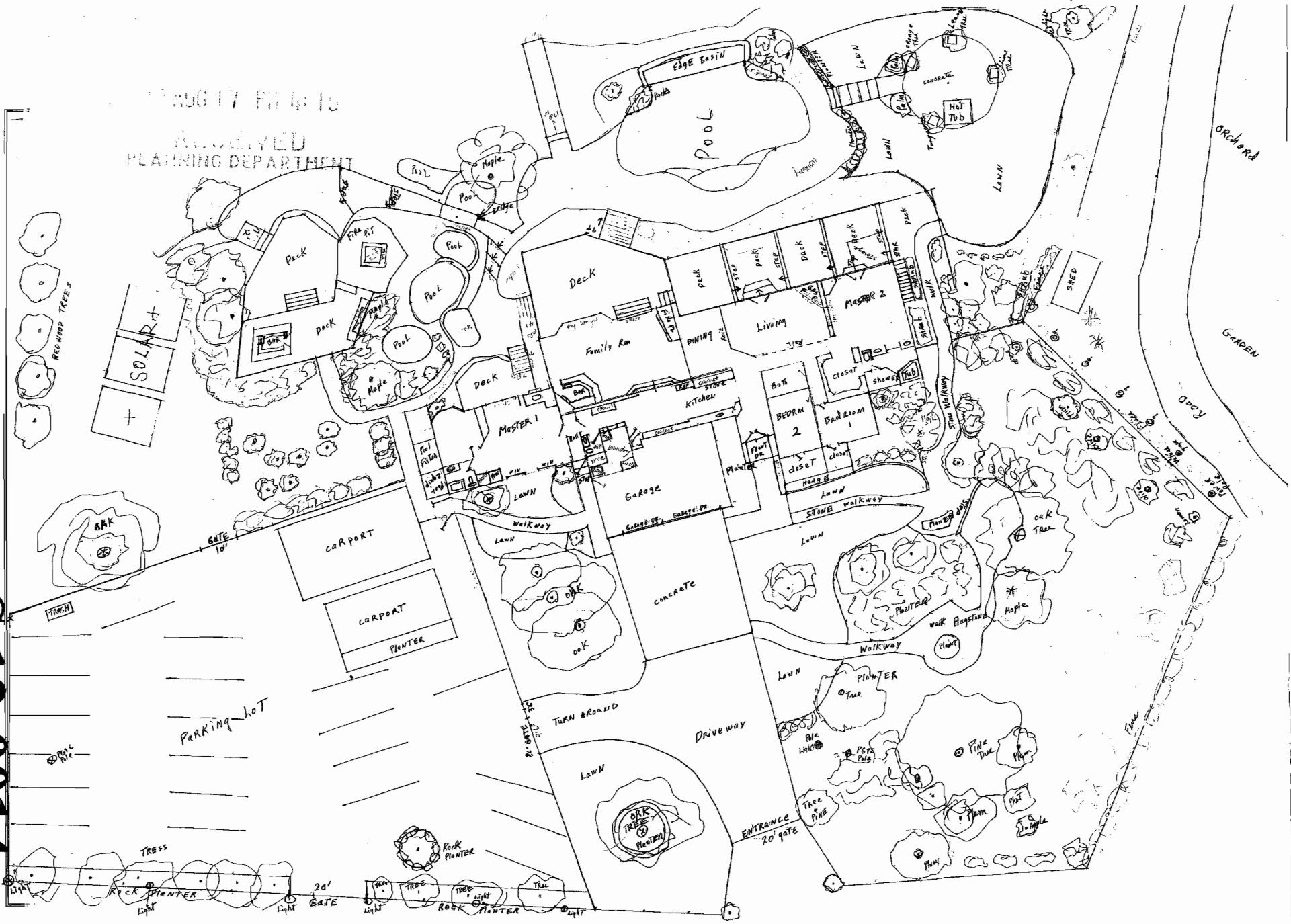
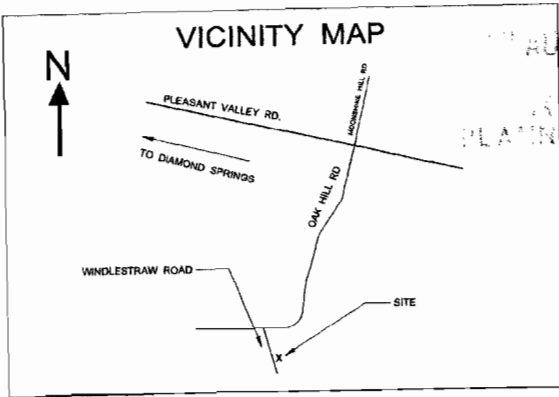


EXHIBIT G

S 12-0014

SITE PLAN

Second Residence



DRIVEWAY PROFILE

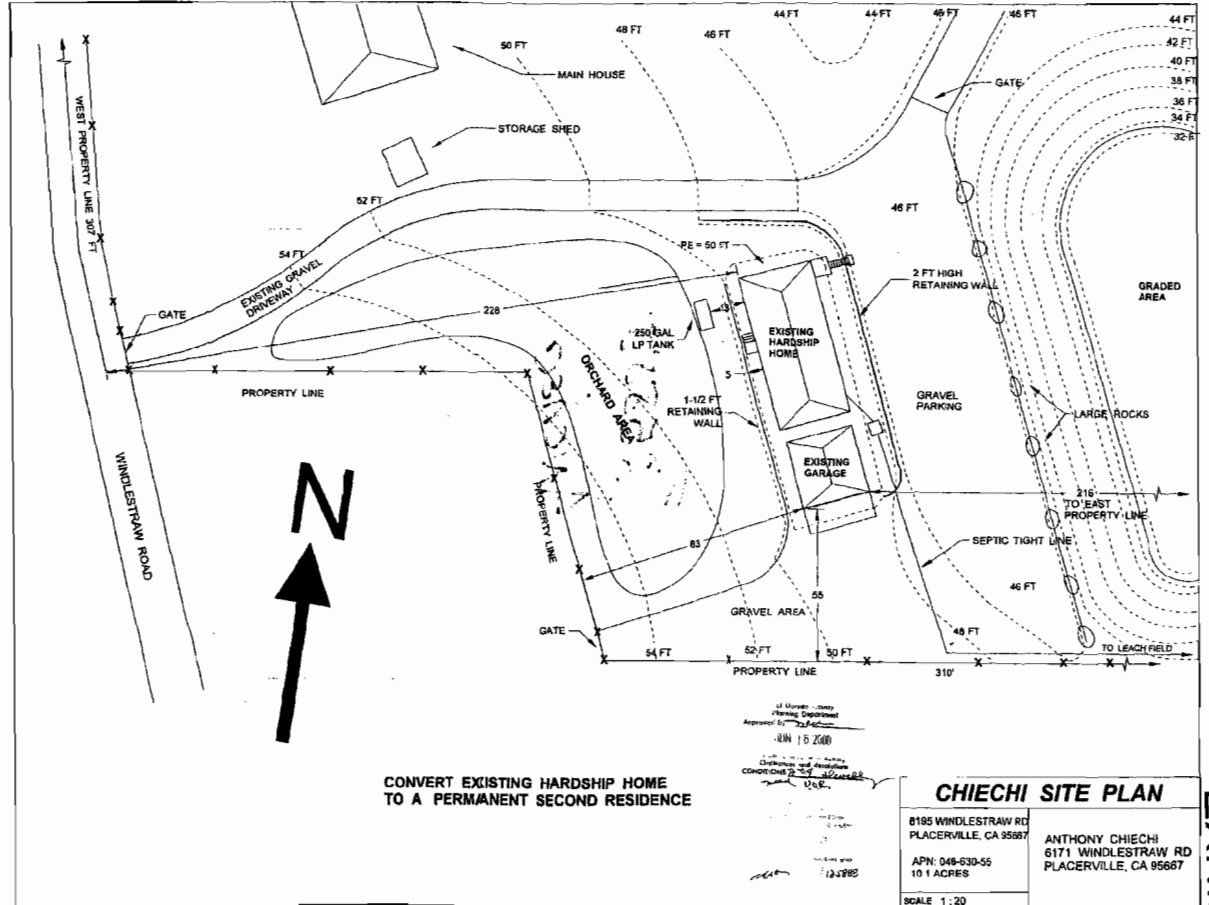
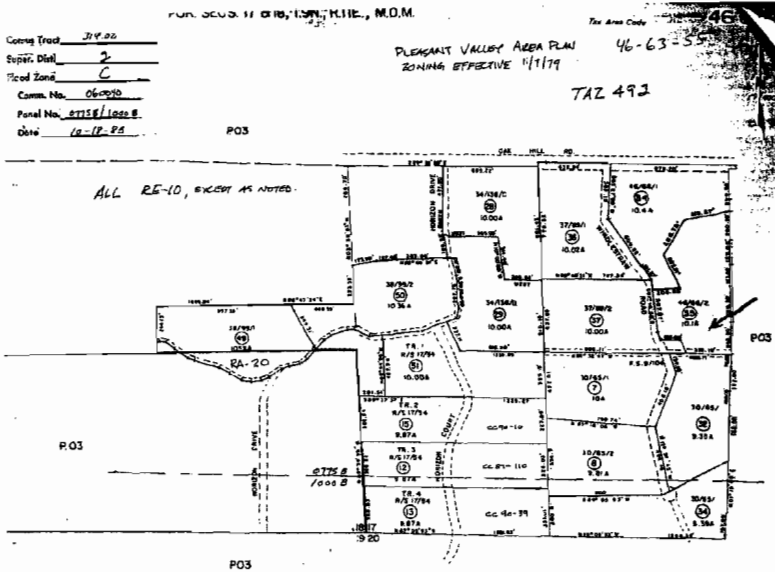
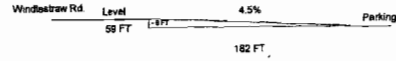


EXHIBIT H

Sandra Nomer Aerials: 2011

EXHIBIT I



10/27/2011 10:48 AM
2011 AERIAL PHOTOGRAPH
MAY 15, 2011
10:48 AM
10/27/2011 10:48 AM
2011 AERIAL PHOTOGRAPH
MAY 15, 2011
10:48 AM

□ Parcels ~~~ Roads

0 105 200 300 400
Feet

Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, North)



Infinite Life Retreat and Spa

Bed and Breakfast Application

Proposed use:

Infinite Life Retreat and Spa would be a Bed and Breakfast business with special classes and activities relating to health and fitness. The 1.5 million dollar 10 acre property was developed for luxurious private entertaining. It encompasses a 2.5 acre lake with 2 docs, a beach and paddle boats, award winning landscaping and garden paths, orchard, organic vegetable gardens, decks, patios, outdoor bar and barbeque kitchen, 4 cascading pools with waters falls, two hot spas and a large swimming pool with a vanishing edge that looks out on the lake and a 100 mile view of the snow capped Sierras, all enclosed with a 6 foot cyclone fence. Yes, even the deer can't get in. It is one of the best examples of beautiful El Dorado County and the perfect place for a Retreat. The property has been showcased in the Master Gardener's "Green Garden Tour" and the University Women's "Garden Tour". All the neighbors are 10 or 20 acres zoned as Residential Ag with no real agricultural business going on in the adjacent properties except a vineyard 1 mile up the road. This parcel is within walking distance of the 595 acre North Fork Consumnes River Habitat Protection just down, Moccasin trail. If this parcel is developed into the "Indian Village" as an educational site, visitors to the bed and breakfast might be able to visit the walking trails and village, just one mile away.

Daily Schedule of Activities

Yoga classes and lifestyle activities would be taught several times a day in a classroom setting. A very quiet relaxing environment is maintained at all times for guest rest and relaxation. We do not encourage children under 18 and do not have any activities for them. We want our guests not to have to be concerned with or care for their children while they are here, nor do we allow pets of any kind. This is for personal rejuvenation and relaxation. Guests would be encouraged to get up early at 6:00AM for the first Hatha Yoga class and fresh squeezed juice. Breakfast is at 8:00 AM, which will be very simple organic and vegetarian fair. Hot and cold cereal with teas, juices, fresh fruit, toast and organic condiments would be available on a self serve buffet. Unlike other B&B's the food is not the draw. The next class is at 10:00 and would be a lecture and workshop on Yoga or other Health topic. There is free time to walk, read or just rest. A 3:00 PM class will be held until 5:00 PM. Guests can then go get dinner or order something in. We will sometimes have an evening movie related to our health or Yoga topic. There is an evening Meditation at 7:30 and lights are expected to be out at 9:00PM. A hot spa and swimming pool is available as well as walking trails and a beach around the lake. We are in the process of

determining what would be required to make the pools available to the guests. Until we are able to conform to county and state requirements, we will separate the pool from the guests. It may take a year to completely comply, depending on what is required. We have had a preliminary visit by licensed pool professionals and have some estimates of both fencing and netting. Some time periods or whole days would be advertised as observing silence. It is anticipated that most guests are coming here for a quiet restful retreat from their fast passed life and will want to stay on the property, which will reduce the traffic on Oak Hill Rd. Breakfast and snacks will be provided by us and an outside licensed caterer would be available to bring in a vegetarian take out dinner for those who want to order it in. We hope that our local weather will permit year round lodging and revenue to the business. There are 2 bedrooms and 2 master suites in the main house and 2 bedrooms and 1 master suite in the 2nd permitted home on the property. The original permit is for only 2 bedrooms and the 3rd was labeled "dining". I have paid the fees and gotten a design requirement from, Environmental Health, to expand the septic system to allow the 3rd bedroom. I plan to start with the 5 bedrooms and if all goes well, expand the septic in year two to allow the use of the 6th bedroom. The owner operator, Sandra Nomer, would stay in one of the master suites and rent the other 4 bedrooms until the 5th is permitted in the 2nd year.

Yoga, health and fitness have become extremely popular all over the world, in the past 10 years especially. We believe we can capitalize on the interest and bring tourists and more business to El Dorado County. We believe our very specialized Bed and Breakfast will even attract international visitors. We intend to build a promotional website and join the local association of bed and breakfasts and get linked to the El Dorado County website.

Phase I November 2012 - 3 bedrooms in the large home and 2 bedrooms in the smaller home.

Phase II October 2013 - Extend the septic system to accommodate the 3rd bedroom in the smaller home.

Special Events

The owner would like to offer Yoga classes and one day retreats for the public guests that would not be spending the night. These would be all day retreats with a catered lite vegetarian lunch. The classes would be no more than twice per month with a maximum of 20 participants. The bed and breakfast guests could participate in the programs but we would not exceed the 20 person limit. These are small focused group workshops and are meant to be small groups. There would be lectures and classes by guest speakers in the Yoga and Holistic Health industries. We will offer classes on organic gardening with demonstrations in composting,

building bird and bat houses, raising worms and chickens, building and managing a greenhouse for food, orchard management and pruning etc.

The workshops or classes would start at 10:00 AM and last till 5:00PM with no noise level above normal conversation.

The living room of the main house is empty of furniture and would be used for the lecture/talks. It can easily seat 20 people and the instructor. There are two restrooms available and many exit doors in case of emergency. Some classes would take place in the gardens or orchard. We hope to eventually have a couple of classes per month, but may only have 4 or 5 the first year.

Parking

The property has a large fenced paved parking lot at the entrance of the property approximately 75X130 feet. We can fit 20 10X20 foot stalls or even more if compact cars are in the mix. There is a 3 car garage and two carports at the main house that can accommodate 7 cars or trucks for the owner and temporary volunteer help. There is a two car garage at the 2nd home and 10 parking spaces along the frontage of the 2nd home. If more than one person arrives per car we will have more than double the parking needed. The horse barn is used to house the trucks, tractors and equipment used in the maintenance of the property.

Summary

We believe our Bed and Breakfast and special programs would be a positive contribution and enrichment to our community and an attractive activity for those outside our county to come visit. Bed and Breakfast Inns like the Agri-tourism and Wineries in the County, take advantage of the natural beauty and character of our County without destroying it in the process and still generate business and income. We have a lot to offer!

COUNTY OF EL DORADO



AGRICULTURAL COMMISSION


311 Fair Lane
Placerville, CA 95667
(530) 621-5520
(530) 626-4756 FAX
eldcaq@edcgov.us

Greg Boeger, Chair – Agricultural Processing Industry
Lloyd Walker, Vice-chair – Other Agricultural Interests
Chuck Bacchi – Livestock Industry
Bill Draper, Forestry /Related Industries
Ron Mansfield – Fruit and Nut Farming Industry
John Smith – Fruit and Nut Farming Industry
Tim Neilsen – Livestock Industry

MEMORANDUM

DATE: October 17, 2012

TO: Aaron Mount, Development Services/Planning

FROM: Greg Boeger, Chair 

SUBJECT: S 12-0014; Infinite Life Retreat B&B (Nomer, Sandra) Special Use Permit

During the Agricultural Commission's regularly scheduled meeting held on October 17, 2012 the following discussion and motion occurred regarding S 12-0014, a special use permit application for the operation of a bed and breakfast inn consisting of 3 rooms within an existing single family dwelling and 3 rooms within a second residential dwelling. The owner will reside on-site and will operate the inn. Independent contractors may be utilized as required for grounds maintenance and maid services. The proposal includes day retreats, classes, and seminars to be limited to 20 participants including guests of the B&B. Events (retreats, classes, seminars, etc.) would be limited to two times per month for a total of 24 events per year. The project would utilize existing structures and improvements and no new construction is proposed. The property, identified by Assessor's Parcel Number 046-630-55, consists of approximately 10 acres, is directly west of two parcels with Agricultural Land (AL) Land Use Designations, and is located on the east side of Windlestraw Road, 1000 feet south of the intersection with Oak Hill Road, in the Oak Hill area.

Chris Flores presented her staff report. The subject parcel is located at 6171 Windlestraw Road. The parcel is approximately ten acres and is zoned Estate Residential Ten-Acre (RE-10). The surrounding parcels are also zoned RE-10. The subject parcel has a land use designation of Rural Residential (RR). Surrounding land use designations are RR and Agricultural Land (AL). The subject parcel is located within the Oak Hill Agricultural District and has "Choice" agricultural soils. The parcel is located at approximately 2,000 feet elevation.

General Plan Policy 8.1.4.1 requires the Agricultural Commission to review all discretionary development applications and the location of proposed public facilities involving land zoned for or designated agriculture, or lands adjacent to such lands, and make recommendations to the reviewing authority. A determination by the reviewing authority must be made that the proposed use: A) Will not intensify existing conflicts or add new conflicts between adjacent residential areas and agricultural activities; and B) Will not create an island effect wherein agricultural lands located between the project site and other non-agricultural lands will be negatively affected; and C) Will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands.

General Plan Policy 10.1.6.1 states, "The County shall encourage expansion of the types of local industries that promote tourism including but not limited to Christmas tree farms, wineries,

outdoor sports facilities, Apple Hill and other agricultural-related activities, the County Fairgrounds, bed and breakfast inns, and ranch marketing activities.”

Staff showed photos of the subject parcel and the adjacent parcels with AL land use designations. The subject parcel has a lake between the proposed B&B structures and the AL parcels. There is no apparent commercial agriculture occurring on the AL parcels currently.

The applicant was in the audience and available for questions.

Comments and letters were submitted by the general public in reference to impacts on traffic and Windlestraw Road. Chair Boeger reiterated that the Agricultural Commission’s purview is to look at the proposed project in relation to impacts on agriculture.

Commission Member Bacchi asked Commission Member Walker, who had recused himself, what kind of agricultural operations were in the Oak Hill Agricultural District. Mr. Walker responded that there are vineyards, orchards and livestock grazing operations.

It was moved by Mr. Draper and seconded by Mr. Smith to recommend APPROVAL of S12-0014, the request for a special use permit for a two-unit bed and breakfast, utilizing a portion of an existing residence and a secondary residence, as the use is consistent with El Dorado County General Plan Policy 10.1.6.1. and the findings can be made for General Plan Policy 8.1.4.1.

Motion passed

AYES: Bacchi, Draper, Neilsen, Boeger, Smith
NOES: None
ABSENT: Mansfield
RECUSED: Walker

If you have any questions regarding the Agricultural Commission’s actions, please contact the Agriculture Department at (530) 621-5520.

Cc: Sandra Nomer
Ray Nutting, Board of Supervisor (District 2)

November 6, 2012

Mr. Aaron Mount
El Dorado County Planning
2850 Fairlane Court
Placerville, CA 95667

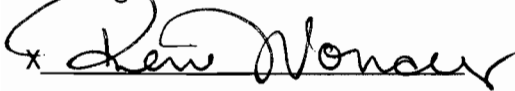
APN 046-360-55
Special Use Permit S12-0014-Infinite Life Retreat B & B

The undersigned is the owner of that certain real property commonly known
as S951 Oak Hill Rd. Placerville CA 95667

This letter is to notify you that we are opposed to the Special Use Permit S 12-0014 being issued to APN
046-630-55, currently owned by Sandra Nomer.

We will follow up in a different letter with our reasons for opposing this.

Best Regards

x 

x _____

NOV 13 PM 2:12
PLANNING DEPARTMENT

November 6, 2012

Mr. Aaron Mount
El Dorado County Planning
2850 Fairlane Court
Placerville, CA 95667

APN 046-360-55
Special Use Permit S12-0014-Infinite Life Retreat B & B

The undersigned is the owner of that certain real property commonly known as 6164 Windlestraw Road.

This letter is to notify you that we are opposed to the Special Use Permit S 12-0014 being issued to APN 046-630-55, currently owned by Sandra Nomer.

We will follow up in a different letter with our reasons for opposing this.

Best Regards

X Richard C. P.
X Patsy Miller

NOV 13 PM 2:12
PLANNING DEPARTMENT

November 6, 2012

Mr. Aaron Mount
El Dorado County Planning
2850 Fairlane Court
Placerville, CA 95667

APN 046-360-55
Special Use Permit S12-0014-Infinite Life Retreat B & B

The undersigned is the owner of that certain real property commonly known as 6320 Windlestraw Road.

This letter is to notify you that we are opposed to the Special Use Permit S 12-0014 being issued to APN 046-630-55, currently owned by Sandra Nomer.

We will follow up in a different letter with our reasons for opposing this.

Best Regards

x *Craig Cline*
x *Hand Col*

NOV 13 PM 2:12
RECEIVED
PLACER COUNTY DEPARTMENT

November 6, 2012

Mr. Aaron Mount
El Dorado County Planning
2850 Fairlane Court
Placerville, CA 95667

APN 046-360-55
Special Use Permit S12-0014-Infinite Life Retreat B & B

The undersigned is the owner of that certain real property commonly known as 1015 Windlestraw Rd, Placerville, Ca 95667.

This letter is to notify you that we are opposed to the Special Use Permit S 12-0014 being issued to APN 046-630-55, currently owned by Sandra Nomer.

We will follow up in a different letter with our reasons for opposing this.

Best Regards

X 
X Desiree King

JUL 16 PM 2:12
RECEIVED
PLANNING DEPARTMENT

November 6, 2012

Mr. Aaron Mount
El Dorado County Planning
2850 Fairlane Court
Placerville, CA 95667

APN 046-360-55
Special Use Permit S12-0014-Infinite Life Retreat B & B

The undersigned is the owner of that certain real property commonly known
as 1225 Moccasin Trl.

This letter is to notify you that we are opposed to the Special Use Permit S 12-0014 being issued to APN
046-630-55, currently owned by Sandra Nomer.

We will follow up in a different letter with our reasons for opposing this.

Best Regards

x Anita Ryan

x Anita Ryan

NOV 16 10 21 AM '12
PLANNING DEPARTMENT

L

November 6, 2012

Mr. Aaron Mount
El Dorado County Planning
2850 Fairlane Court
Placerville, CA 95667

APN 046-360-55
Special Use Permit S12-0014-Infinite Life Retreat B & B

The undersigned is the owner of that certain real property commonly known
as 6201 Oak Hill Rd.

This letter is to notify you that we are opposed to the Special Use Permit S 12-0014 being issued to APN
046-630-55, currently owned by Sandra Nomer.

We will follow up in a different letter with our reasons for opposing this.

Best Regards

Sandra A. Malliot

X _____

NOV 13 AM 2:12
PLANNING DEPARTMENT

November 13, 2012

Mr. Aaron Mount
El Dorado County Planning
2850 Fairlane Court
Placerville, CA 95667

APN 046-360-55
Special Use Permit S12-0014-Infinite Life Retreat B & B

The undersigned is the owner of that certain real property commonly known
as 5950 OAKHILL RD PLACERVILLE CA 95667

This letter is to notify you that we are opposed to the Special Use Permit S 12-0014 being issued to APN
046-630-55, currently owned by Sandra Nomer.

We will follow up in a different letter with our reasons for opposing this.

Best Regards

X Craig Turner

X _____

NOV 13 PM 2:12
PLACERVILLE, CA
95667

8

November 13, 2012

Mr. Aaron Mount
El Dorado County Planning
2850 Fairlane Court
Placerville, CA 95667

APN 046-360-55
Special Use Permit S12-0014-Infinite Life Retreat B & B

The undersigned is the owner of that certain real property commonly known
as Cool Oak Hill Rd.

This letter is to notify you that we are opposed to the Special Use Permit S 12-0014 being issued to APN
046-630-55, currently owned by Sandra Nomer.

We will follow up in a different letter with our reasons for opposing this.

Best Regards

X 

X _____

NOV 13 2012
PLACERVILLE, CA

9

Bob And Jenni

Subject: FW: October 17 meeting - Special use permit for 046-630-55

From: Kris Bordessa <kris@krisbordessa.com>

Date: October 16, 2012 10:01:01 AM HST

To: eldcag@edcgov.us

Subject: October 17 meeting - Special use permit for 046-630-55

Hello,

As the owner of property adjacent to the proposed bed and breakfast, I'd like to register my opposition to this project. While I'd consider the addition of a single room being transformed into a B & B at the location to be a reasonable request, the addition of **six rooms** for rent plus the potential for **40 additional guests** at workshops and seminars would greatly impact the rural setting of Windlestraw Road.

Windlestraw Road is a private road, not maintained by the county, which is accessed via Oak Hill Road. Oak Hill Road is a windy, narrow, partly one-lane road that is sufficient for residential and agricultural traffic, but certainly not intended for such commercial use. Windlestraw Road is maintained at the expense of residents and only partially paved.

My specific concerns are listed below.

- Adding so many vehicles and drivers unfamiliar with the road is a safety issue to residents and will create wear and tear on public and private roads, hitting both the county and residents in their pocketbooks.
- The noise created by guests coming and going will be detrimental to the peaceful quiet that residents expect in this rural setting.
- Bringing so many more vehicles into the vicinity will also generate more fuel emissions, impacting the environment and residents' health.
- As the property does have a large pond that has in the past been home to noisy watercraft, I'd be concerned about the potential for motored watercraft as well. Since the specific use of the location for seminars and workshops isn't spelled out, it's difficult to determine if this will be an issue or not.

I see no reason to think that a bed and breakfast at this location will benefit the neighborhood, and plenty of reasons that it will be detrimental.

Thanks for your consideration.

Best,

Kris Bordessa, owner
6221 Windlestraw Road
Placerville, CA 95667

RECEIVED
OCT 17 2012
10:01 AM
EDCGOV

PLANNING DEPARTMENT
NOV 10 10 11 AM '12

El Dorado County

Planning Commission

November 4, 2012

Subject the proposed Special use permit for Parcel number 046-630-55 located at 6171 Windlestraw Road Placerville, California

It has come to my attention as a result of my neighbor that the property owner has applied for a special use permit and has already received approval from the Agricultural commission and local fire department to operate a *bed and breakfast in this rural residential neighborhood*. I was not notified of the agricultural commission hearing even thou I own property within 500 feet of this proposed change.

I have had no personal contact with Sandra Nomer, Mary Nomer or Mariam Noujaim the property owners per El Dorado County property records since they purchased the property as a result of a lien sale in June of 2009. I however do object to allowing a Bed and Breakfast or any proposed use other than as a private residence. I purchase my property located at 6246 Windlestraw Road and built the residence in 1989 for the express purpose of getting away from the urban conflict. Since they purchased this property there has been a substantial increase in vehicular traffic on this private road. I assume this is the result of their day to day travel however they periodically put up sign and arrows which might indicate they have already been using this property for holding some type of meeting activity where the guest need directions to this location.

Windlestraw Road is a private road and where the easement runs in front of my property there is a 60 foot easement outside of my property stakes. That is not the case in front of 6171 Windlestraw Road as when the property was owned by Dave Patton and the house was built the easement was contested in court. The plot map indicates possibly that the easement in front of this property is not necessarily where the road is now located.

There has never been a formal road maintenance agreement and as individuals we have attempted to maintain the road for our private use with no trespassing signs and informal speed limit signs. The road however is narrow and the asphalt leading up to 6171 is starting to show its age. Increased traffic will lead to its early demise and like some of my neighbors I am retired. The road as mentioned is narrow and when dealing with local residence it does not present a problem. I would suspect that bed and breakfast guest could not be guaranteed to provide the same courtesy. While discussing the problems about road width and safety you should look at Oak Hill Road which is a County maintained roadway. It

is over three miles to Pleasant Valley Road with one bridge designated as narrow and the last approximate mile before Windlestraw being too narrow to allow for a painted center stripe.

As recently designated by the California Department of Forestry and Fire Prevention this is a high fire district. This area has only one way in and out and those of us who live here on a full time basis are highly cognoscenti of what action could jeopardize our property. I would doubt that conference members or overnight paying guest would have the same knowledge or concern.

The property at 6171 is on EID water however the rest of us are on well water and dependent on electrical supply for pumps. The PG&E supply line is on a pole in the front yard of this property which has an electric gate limiting access for emergency service. I would assume that the septic system for this residence was designed as a residence. I would be concerned about the additional discharge potentially leaching into the groundwater and contaminating my only source of water from my well.

A previous owner to my understanding was able build a pond on the property with the additional purpose of having a source for water for fire suppression. I believe that the parking area for this bed and breakfast and meeting area would be in the area where the gate to the pond is located.

No matter the purpose when you have a grouping of people there is a potential increase in the need for County services such as fire and sheriff. The response time could be significant on what is already a stressed fire district.

I will be checking to ascertain the effect on my property value as a result of having a bed and breakfast or meeting place on the road to my property but I would suspect since any potential buyer will have to drive by the front of this property to get to my property the results will not be good. This is based on the fact that most of the people who move to these ten acre parcels are like me and want to get away from it all and enjoy nature and the quiet.

As a representative agency for El Dorado County I was appreciate if while contemplating the decision on this special use permit you consider if you would like this in your neighborhood. My response is not a NIMBY response. It is truly an objection to outside intrusion into my space by what I perceive as a Realtor trying to save an underwater property at my expense. The County has already allowed the operation of a Marijuana farm behind me please do not allow this special permit.

Douglas Foland

6246 Windlestraw Road

Placerville , California

Robert and Jennifer Young
PO Box 104
Diamond Springs, CA 95619
530-626-8867

October 17, 2012

El Dorado County
311 Fair Lane
Placerville, CA 95667

RE: APN 046-630-55
Subject: October 17 meeting - Special use permit for 046-630-55
Oak Hill Area

RECEIVED
COUNTY CLERK
OCT 17 2012 1:01
PLACERVILLE, CA

Dear Aaron:

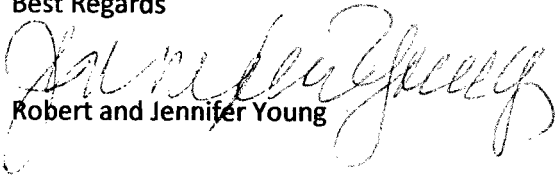
We are owners of that certain real property commonly known as 6301 Windlestraw Road, and neighbors of the owners of the above mentioned parcel number. We are writing about their request for an Agricultural Commission Review of a Special use Permit. WE ARE OPPOSED TO THE ABOVE SPECIAL USE PERMIT BEING ISSUED FOR MANY REASONS. THE FOLLOWING ARE JUST SEVERAL OF THE REASONS WE WILL MENTION IN THIS LETTER:

My husband and I have lived at the above residence beginning in 1988. Since that time, we have seen the herds of deer diminish to nearly nothing at this present time due to the encroachment of humans. Oak Trees have been torn down for building or insurance purposes. We have seen our beautiful fields of grass turn ugly with yellow star thistle brought in by Outsiders. If you allow this Bed & Breakfast along with class sessions, to open, strangers will arrive from all parts of the country and/or world. They will unknowingly bring into our area unwanted and hitch hiking pests. This may create havoc with our habitat. We know there is a grape grower in the area along with an Apple grower. This might devastate their agricultural business.

People visiting our area are unfamiliar with how easy it is to start a fire out here. WE HAVE ONE WAY IN AND OUT IN CASE OF FIRE. We don't need 20 lost people in cars looking for their way out along with the additional people staying in the 6 rooms. This could be another 9 or more people or cars, to say nothing of the maintenance people and maids. THIS WILL CREATE A THREAT TO OUR LIVES.

We believe the additional traffic, exhaust fumes from cars and watercraft, noise, lights, and people will have an adverse effect on the existing wildlife and possible endangered species that may be in the area. The same will also have adverse effect on plant life and vegetation, along with human life living in the area. Has this area been checked for endangered species yet?

Best Regards


Robert and Jennifer Young