

CITY OF PLACERVILLE
MISSION

NOTICE OF APPEAL — PLANNING COMMISSION

- Hannah Lacey

The Laceys
 2804 Debbie Lane
 Placerville, CA 95667
 530-417-4407

Received

AUG 31 2018

City of Placerville - Planning Commission

CITY OF PLACERVILLE
 COMMUNITY DEVELOPMENT

<p>Application No.: CUP 18-02</p> <p>Competition Canine Training Center -</p> <p>Conditional Use Permit 18-02 on 7533</p> <p>Green Valley Road, Suite A,</p> <p>Placerville, CA 95667.</p> <p>August 31, 2018</p>	<p>)</p> <p>)</p> <p>)</p> <p>)</p> <p>)</p> <p>)</p> <p>)</p> <p>)</p>
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My name is Kristen Lacey, I live at 2804 Debbie Lane in the Placerville zip code. We have an R2A property located within El Dorado County Unincorporated District just outside the City of Placerville limit.

We (Kristen Lacey, Tiffani Lacey, Ryan Lacey, and Hannah Lacey) are filing for an appeal of the decision to grant the conditional use permit for the Competition Canine Training Center, made on August 21, 2018.

I was present with other of my neighbors who were also against (and still are), for the detrimental impact it will have on our neighborhood and home values.

This appeal is being filed on the basis of three items:

1. My original filing was dismissed by the Planning Commissioner Chair based on thinking myself and family were someone entirely else.

1 Although I am not going to avoid stating to if it was appropriate
2 to address us should we have been the family the Chair thought we
3 were, I can say, it was absolutely unacceptable to dismiss our
4 filing and concerns based on who we ACTUALLY are and where we live.

5 2. Neighborhood surrounding the proposed business was NEVER noticed on
6 the intent to have outside classes. This was brought up as a
7 concern, but dismissed.

8 3. The approval conditions did NOT capture agreements that were made
9 during the meeting, and stated by the applicant, and leave it open
10 to significant issues moving forward.

1 1. Mis-identification by the Planning Commission Chair, and subsequent
2 dismissal of concerns based on this.

3
4 It would appear that the commissioner has mistaken the Lacey family with a
5 family who filed to legalize chickens (including roosters) within the City of
6 Placerville limits, when they were already in possession of said 'illegal'
7 chickens at the time of filing. That item was heard in July 2016, and
8 approved during September 2016. The Laceys (us) and other families were
9 present at both meetings. Please refer to (Exhibits 1 & 2).

10
11 A. During August 21, 2018 meeting, Commissioner Chair asks speaker Hannah
12 Lacey immediately after her finishing her last sentence, "Were you the
13 one who owned the rooster?" Hannah Lacey responds clearly 'No". He
14 restates, "so you weren't the one who owned the rooster."

15 B. Dictation Excerpt from the Planning Commission Meeting on August 21,
16 2018:

17 *Planning Commission Chair:*

18 "Seems to me we have a difficult neighborhood already. And there
19 are issues with dogs and noise and some other things. I'm having a
20 hard time saddling the applicant with those problems. So, the
21 question is, is the introduction of this operation going to
22 aggravate that?

23 We have a vet clinic across the street already (actually, over 1
24 block away and not near any residents at all) and there are animals
25 there. Those animals are of variety and being brought by people
26 will all different levels of skill, little old ladies (not that

1 there is anything wrong with little old ladies), but little old
2 ladies and you know, but it's not very well controlled. The
3 clientele I am anticipating from this are going to be a little bit
4 more controlled. I won't use the term sophisticated, but more
5 control their dog.

6 I am hearing consistently, we have a deteriorating building,
7 negatively impacting property values (that was only stated by the
8 applicant, NO local residents agree with that statement). Homeless
9 problem (that was brought on by the City approving Christ-Like
10 Services, then allowing them to act out of the agreed model. That is
11 currently a non-issue, now that Christ-Like Services has closed). It
12 really seems to me that occupancy of the building and having the
13 business there is going to mitigate, it is going to improve. I'm
14 really having a challenge finding how this operation would be a
15 detriment to the neighborhood. This is a commercial zone, so a tire
16 shop, or another auto body or manor of business, allowed business, a
17 cabinet shop, whatever can make a lot of noise could certainly go in
18 there. And, and supposed to something along this line. SO my
19 inclination is that this is not going to be a problem. The issue
20 with Debbie Lane has been resolved, and umm.. I thought I was
21 missing something.

22 The people were talking about that and I didn't see how that
23 would happen, because the entrance is clearly off of Green Valley
24 and you wouldn't want to stop on Debbie Lane and walk all the way
25 around, that just didn't make any sense to me.

1 *Ummm, little bit concerned by some people that came to this*
2 *commission not that long ago to ask for permission to have other*
3 *types of animals, in one case chickens, and wrote in one of the*
4 *letters that now they would be in opposition of this. I was*
5 *'struck' by that because some of the same arguments against the*
6 *chickens are the same arguments that are being made against this and*
7 *I am just having a difficult time putting those together.*

8 *I am not challenged by the indoor versus the outdoor. If*
9 *anything we could restrict the outdoor to no later than 7pm. But I*
10 *am not bothered by the outdoor. This is a commercial zone and*
11 *things can happen outside and I would absolutely be prohibited*
12 *against a kennel with overnight accommodations for animals, for*
13 *dogs. That should be an absolute restriction. Now they aren't*
14 *proposing that, but I did hear about a five and a ten year plan and*
15 *I don't know exactly where it is going to go, so maybe we need to*
16 *give some consideration to that. So I am certainly disposed to*
17 *approve this.. I think there are adequate mitigation measures as to*
18 *what has been described. I will open it up for further*
19 *discussion...."*

20
21 It would appear that the Commissioner Chair has mistaken the Lacey
22 family with a different family who filed to legalize chickens (including
23 roosters) within the City of Placerville limits, when they were already in
24 possession of said 'illegal' chickens at the time of filing. Commission has
25 the wrong family identified.

1 The Laceys became involved in that topic when they first moved to
2 Placerville as they were ensuring where they lived would allow them to
3 legally bring their existing hen chickens (no roosters) to their new home.
4 Following determining they ALREADY lived in a zone that allowed many animals
5 (including chickens, not limited to 6), Staff invited the Laceys to speak and
6 answer questions for the Planning Commission as they were the only ones who
7 legally owned chickens at the time of requesting. The Commissioner referred
8 to Ms. Lacey during the meeting as the 'Chicken Lady', when he recalled her
9 to the stand to answer a host of questions he had about chickens, coops,
10 etc.. The Laceys were involved to support the City in their endeavor to
11 legalize hen chicken keeping, but were NOT asking for their own purpose.

12 As Commissioner Chair clearly dismissed the entire filing by the Laceys
13 about their concern for the neighborhood based on thinking they were someone
14 else, Ms. Lacey is appealing the decision and wants to have the list of
15 concerns actually heard. As the Commissioner states he was 'struck' by
16 this. The Laceys were also 'struck' by the commissioner dismissing their
17 entire filing based on thinking they were someone else, when their entire
18 previous involvement came about in a pre-emptive attempt to ensure they would
19 be following the existing laws. For the sake of the commissioners clarifying
20 his identification, Ms. Lacey and her family live on Debbie Lane in the
21 Placerville zip code, on an R2A property within El Dorado County
22 Unincorporated). Ms. Lacey herself has a long compliance history of
23 following laws and procedures, or helping to change them if they aren't
24 working please refer to resume for further identification purposes. (Exhibit
25 3).

1 Being dismissed entirely based on the Commissioner's mis-identity, is
2 appalling and ludicrous. Having herself (and children) then jeered at by
3 other's in the audience based on the commissioner's statements was completely
4 unacceptable, and frankly humiliating to my children.

5 It is also very disconcerting to see that having a bunch of non-
6 residents filing "pro-approval" based on the applicant's Facebook pleading
7 for "ANYONE", so she could "bury them (City of Placerville) with support
8 letters to give them a reason to approve the permit (EXHIBIT 4)" with all
9 non-residents, while the applicant is promising not to compete with the local
10 stores, is sufficient to 'hoodwink' the City of Placerville into dismissing
11 numerous pleas from the neighbor's in a neighborhood where THESE residents
12 are the ones making a difference.

13 Furthermore, during the commissioner's meeting, the Commissioner Chair
14 acknowledges there is an issue in the neighborhood. He does summarize the
15 question well "So the question is, is the introduction of this operation
16 going to aggravate that?". However, he unfortunately then goes on to
17 dismiss the input of every single resident that was present, and applies a
18 contrary opinion.

19 Moving along, he then goes on to say he feels like "he is missing
20 something...".

21 One thing the commissioner missed, is that Debbie Lane's issue with
22 traffic, is only ½ caused by Debbie Lane. The other part is caused by
23 traffic exiting immediately prior to Debbie Lane from the proposed parking
24 lot.

1 **Meeting video: 0:36:56** Applicant Ann McQuillen states "I understand that
2 there are concerns about traffic. My office is on Green Valley (same
3 place as proposed location), I have to get out, I understand."

4 The applicant Ann McQuillen confirms Green Valley Traffic at this exact
5 location is ALREADY an issue. Adding in large bursts of incoming/outgoing
6 traffic at certain start/end times will make the traffic unacceptable.

7 In Ms. Lacey's August 1, 2018 filing, she lists a multitude of reasons as
8 to why approving this conditional use permit would be a detriment to the
9 surrounding properties. List as follows (only includes lists and not full
10 blow-out provided in original August 1, 2018 letter EXHIBIT 5):

11 1. Although 7533 Green Valley Road is zone commercial, it is directly
12 adjacent to a residential zone.

13 2. Green Valley Road Traffic and visibility issues.

14 3. Debbie Lane Traffic and road condition issues.

15 4. Noise issue that will destroy the ability for the residents to
16 'reasonably enjoy' their private properties where they live. This
17 change would decrease property values adjacent, and throughout the
18 surrounding neighborhoods.

19 a. Current metal building used for 'quiet' storage would amplify
20 dogs barking.

21 b. Likely 6-7 days a week.

22 5. Puts livestock on R1+A properties at risk. There have already been a
23 few incidents from the local vet clinic located at Sierra Animal Clinic
24 at 7476 Green Valley, Placerville.

1 6. Ongoing issue with dogs impacting a multitude of neighbors that the
2 city of Placerville already hasn't been able to stop on a property
3 'inherited property from EDC Unincorporated'.

4 7. Smell from dog excrement (it has to go somewhere on that property).

5 8. Personal impact at Lacey Property at 2804 Debbie Lane.

6
7 During the meeting, the only discussion of traffic was Debbie Lane. The
8 overall traffic wasn't discussed, and Green Valley wasn't discussed, although
9 this was #2 on the list of concerns provided.

10
11 TRAFFIC

12 Traffic was NEVER considered to be an issue from the beginning:

13 Meeting video: 0:24:45 "I don't think traffic is an issue. I think when
14 staff discussed this, we didn't see any kind of substantial change in the
15 traffic that would already be permitted in those existing buildings, in
16 the commercial uses that have existed."... "Traffic was NOT considered an
17 issue at all" - Pierre Rivas (staff)

18
19 - No traffic assessment was performed.-

20
21 Traffic on Green Valley was NOT contended with:

22 This issue was called out in Ms. Lacey's August 1, 2018 concerns filing as
23 concern #2.

24 Green Valley Road Traffic and visibility issues (Exhibit 5).

25 The location proposed is at a turn-out just off Placerville Drive. In the
26 past, the businesses that were located there had low traffic patterns,

1 with ongoing in and out throughout the day. The area is already known to
2 back-up traffic in both directions towards Placerville Drive, and Mallard,
3 locking in the residents at Debbie Lane. Unless the City of Placerville
4 is prepared to perform a traffic light assessment, and fund a traffic
5 signal at Debbie Lane/Green Valley, NO business with high traffic patterns
6 should be approved for this location.

7 By the nature of a canine training facility of the size proposed, it would
8 be expected to see bursts of high traffic to accommodate training classes,
9 even up to possibly 20-30+ dogs, cars, people at a single time. This
10 would lock the residents of Debbie Lane in, creating a serious
11 ingress/egress issue. Debbie Lane is an outlet-locked dead-end road with
12 numerous elderly residents. This would cause an undue burden to these
13 residents, that may even be harmful.

14
15 2. Neighborhood surrounding the proposed business was NEVER noticed on the
16 intent to have outside classes. This was brought up as a concern, but
17 dismissed.

18 This appears to be an intentional effort to bypass proper notifications
19 and sneak this item into the neighborhood.

20 This item was raised by another member of the commission, but was just
21 dismissed. This should have been noticed.

22
23 3. The approval conditions did NOT capture agreements that were made during
24 the meeting, and stated by the applicant, and leave it open to significant
25 issues moving forward.

26 a. Traffic on Debbie Lane was NOT fully captured:

1 Applicant Ann McQuillen stated multiple items for the purpose of
2 obtaining the approval, but these items were NOT captured in the
3 restrictions for the business. The restrictions should include in
4 addition to keeping the gate to Debbie Lane locked during 'business
5 hours', that NO business parking (staff or customers) shall be allowed
6 on Debbie Lane at all. Ms. McQuillen hints to hosting very large
7 events that will trap the residents of Debbie Lane in (see EXHIBIT 6).
8 If the approval moves forward, a restriction should be added to include
9 the provision that 'No Competition Canine Training Center parking or
10 usage will be allowed on Debbie Lane.' 'Usage' needs to be included
11 since Ms. McQuillen put in a follow-on document that part of her
12 business will include teaching people how to walk their dogs. Debbie
13 Lane is a private road and needs to be specifically excluded from the
14 business model.

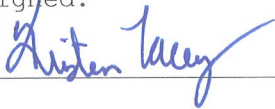
15 **b. Usage between what was stated and written:**

16 Ms. McQuillen further states she won't host any non-sport dogs, but
17 then states she will host 4H, Pets for Vets, classes for Hangtown,
18 etc.. There were also no provisions made should she change her mind
19 and decide to train 'regular' dogs should the business push come
20 about. The Commissioner Chair states that he envisions a certain
21 type of dog to be at this facility, but there are no restrictions
22 what-so-ever that were made in the business model. The
23 restrictions that were verbally stated during the meeting that were
24 agreed to, should have been captured in writing the restrictions.
25 If the approval remains, the restrictions needed to have been
26 captured.

Ms. Lacey, her family, and numerous surrounding neighbors to the proposed location request the appeal to deny this conditional use permit based on the detrimental impact to their neighborhood, homes, and home values.

The impact to not fully understanding changes can be massive, and we just went through an active example of this with Christ-Like services and what it brought to the neighborhood. It cost every single neighbor money in losses, need for locks, fences, and security systems. That one business alone, cost the Laceys in excess of \$10,000, all based on a decision made by the City. There is no recourse for bad decision making, or making decisions without fully understanding the impacts. We are simply asking that this decision be properly vetted, including the impacts on traffic and noise (directly tied to value) to the neighborhood. Ms. Lacey is asking for her original letter to not be dismissed without consideration.

Signed:



Date: 31 AUG 2018

KRISTEN LACEY, Primary Appellant

PUBLIC HEARING: The Keeping of Chickens
City of Placerville Planning Commission

Your help is needed to support the proposed zone change to allow the keeping of chickens within the city limits of Placerville. Folks within the limits of the City of Placerville, and in the 'influence' areas outside of Placerville are encouraged to come to speak or show support. They specifically are looking for folks who keep chickens who can answer questions to help evaluate this change.

WHERE: Town Hall, 549 Main Street, Placerville, California

WHEN: Tuesday, July 19, 2016 - 6:00 P.M.

WHAT: "Zone Change (ZC) 2015-07: City of Placerville staff request the Planning Commission consider and make recommendation to City Council regarding proposed text amendments to the City's zoning code (ZC 2015-07) allowing the keeping of up to four (4) hen chickens in single-family residential zones within the City of Placerville. Staff has determined this request to be Categorically Exempt in accordance with Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines. Staff: Pierre Rivas, Development Services Director."

The last time this was heard, back in September 2015, there were very few folks in attendance on this topic. Adding back rights like these, influences the rights we all have in the surrounding areas. Please come and show your support tomorrow evening!

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Mountain Democrat

PLACERVILLE, CALIFORNIA



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Placerville resident Sophia Mechling, 12, scatters treats for Rupert the rooster and his hens outside their coop. The City Council recently approved an ordinance allowing hens but Rupert's fate is still uncertain. Democrat photo by Krysten Kellum

News

Chickens OK in Placerville

By Pat Lakey

Chickens living within Placerville city limits no longer are potential jailbirds, thanks to Tuesday's narrow City Council vote, which approved an ordinance making them legal.

But only if there are no more than six to the flock — and only if there are no roosters.

The 3-2 vote still leaves the fate of Rupert, a beloved rooster belonging to a Morrene Drive family, in limbo. Sisters Seaira Knopoff and Sophia Mechling thanked the council for taking on the question of allowing chickens within city limits, but they remained worried about their rooster's fate at the conclusion of the meeting.

Another youngster, Tiffany Lacey, also addressed the panel, telling how the chickens her family acquired in order to battle a severe carpenter ant problem at their Placerville Drive home quickly became beloved pets.

"I have learned they are the most amazing creatures," Tiffany began. "They know their names and they come when they are called. We got them to control bugs — they've done a marvelous job and much more.

"They are funny ... plus they till the earth. It's a much healthier alternative than buying from the store. I hope other people in town have the opportunity to have chickens."

Apparently that is just what is worrying the two council members who voted against the ordinance allowing hen chickens within city limits. Patty Borelli said she fears there will be a radical influx of chickens and John Clerici said passing the new law "is going to come as a huge shock to the city."

"The first exposure when their neighbor gets chickens ..." will be an unwelcome surprise to most, Clerici theorized. He added that because the city currently has scads of chickens being kept by residents illegally (prior to the ordinance passing Tuesday) he imagines such scofflaws still will be a thorn in the city's side.

"(They) will take up staff time, force issues and be a pain in the butt," Clerici said.

Councilman Mark Acuna, who ultimately voted in favor of the ordinance, said he, too, worries about those who already have flouted the law.

Acuna looked toward some of the pro-chicken speakers in the crowd and said, "Responsible animal owners, you're not the problem, not who we have to protect the city from."

Placerville Community Development Director Pierre Rivas told the council that staff has been enforcing the "no chickens allowed" edict in Placerville whenever a complaint about the birds was flown. He conceded, however, that such enforcement has not been pursued as vigorously lately because staff was waiting to see what might happen with the proposed ordinance.

Borelli said that while she is "not against chickens," she wonders whether city staff has time to "police" violators.

"We have so many things going on; staff doesn't have the time," she said. "You cannot tell me there aren't folks who are going to be against their neighbors having chickens."

And while the new ordinance specifically states that roosters are not allowed, because the council is aware of Rupert's situation Borelli said she wonders whether that places the panel in an unfair position.

"Will we be the bad guy?" asked Borelli. "Or will people come and ask for exemptions ... and if we give it to one, then we will have to for everybody."

Rivas tried to assure the council that he thinks the new ordinance will not mean an increase in chicken-related duties for city staff.

"Staff doesn't anticipate any substantive increase in our workload," he said. "There are (already) lots of chickens in town; complaints are noise-related from roosters.

"Should someone want to have a rooster ... a conditional use permit (would be) required. There would be a whole vetting of public commenting."

The Community Development director emphasized that staff already is enforcing the law and said the new ordinance, too, would be "complaint driven ... brought forth by an aggrieved neighbor."

And that just might be what saves Rupert's quite lovely ivory-feathered neck.

The next-door neighbor to the Mike Butterfield family that includes sisters Seaira and Sophia said prior to the vote that if their rooster is an illegal renegade, then he'll take the blame.

"I've been seeing how the girls' chickens are treated and if the rooster is a problem, that's my fault," smiled Thomas Keller. "I told them to get a rooster so the hens would lay eggs.

"I did have one run-in with the rooster, but we worked that out," Keller added. "I like Rupert; he's a pretty rooster."

(As it turns out, a rooster isn't needed for hens to lay eggs. He's necessary only if fertile eggs are desired, producing little Ruperts.)

Additionally, Seaira and Sophia, along with Uncle Mike and Aunt Martha, collected more than 60 signatures from Morrene Drive-area neighbors saying they have no problem with Rupert. The signatures were entered into the record Tuesday evening by new City Clerk Regina O'Connell.

So if no one complains about Rupert, then there would be no reason to enforce the "no rooster" clause in the ordinance.

At least that's the way Uncle Mike Butterfield said he understands the new law.

"Rupert is still an outlaw," Butterfield told the Mountain Democrat the day after the meeting. "What bothers me is that any Joe Blow from up the hill on Morrene could one day be walking his dog and hear a rooster and complain to the city."

In that eventuality, according to the new ordinance, the rooster owner could seek the conditional use permit, which Butterfield said he has heard costs at least \$100.

The Butterfields are fostering their two nieces, and while the new familial relationships were "kinda rough there for a while," he said getting the chickens for the girls to raise "allowed them to come out of their shell."

So far out of their shells, in fact, that both girls confidently approached the podium during Tuesday's meeting to address the folks who held their flock's fate in their hands.

"I want to tell you what having chickens has been like for me and my family," said 16-year-old Seaira. "They are like my babies, all with their own names. They have taught me and my sister a lot about responsibility. They take a lot of time and care and affection."

Seaira added that in the process of acquiring her neighbors' signatures in support of Rupert staying at his Morrene Drive home, there was an added bonus: "We got to know them (neighbors)."

Twelve-year-old Sophia Mechling told the council, "I really want to keep my chickens — my hens and my rooster. He protects the hens from foxes, raccoons and stuff like that. He's not really that loud."

Tiffany Lacey's mom, Kristen, added her comments in support of keeping chickens within city limits, although she explained that her property already is zoned where such uses are allowed. There are two existing zones in Placerville that do permit the keeping of farm animals and other agricultural uses, but the ordinance that was passed Tuesday regards the other, smaller residential parcels.

After saying the family's "whole house was being consumed" by carpenter ants, Kristen said even though the family has other animals, "I've been surprised at what a chicken can do."

"They eat bugs so it reduces the use of pesticides," she said. "They also eat surplus table scraps; we have a really small container that goes out in garbage and that's for a family of four."

"Our chickens are clean, organic," she added. "Chickens are something this Americana town needs."

Her words did little to assuage the concerns of Woodpecker Court resident Karen Rae, however. It was Rae's complaint some two years ago that hatched the issue of allowing chickens within city limits, after she felt her neighbor's flock was impinging on her right to have a clean, safe and quiet home in her retirement years.

"I am the negative voice to all the positives you're hearing tonight," Rae addressed the council. She pointed out that towns and cities "started eliminating (the keeping of) chickens in the 1920s for health and safety reasons. I have watched over the years as chickens moved farther and farther out of communities."

"I would just like Placerville as it is now, without (an ordinance allowing) chickens."

Rae suggested that kids in 4-H and people interested in animal husbandry could start community gardens that would include chickens and even make arrangements with country farms to "adopt" the birds and care for them there.

Local resident Kathi Lishman said that while she "understand(s) the value of chickens, having your own eggs," she reminded the panel that "it's your responsibility to think of all the residents."

"It's not one size fits all," the former mayor said. "You have to consider the terrain, slopes — they vary and can cause problems. Things from chickens can go into someone (else's) yard if they are too close."

"When the coop is hosed out, where are the feathers and poop going?"

Rae earlier had expressed concern that she recently learned that salmonella can be transferred via chickens, even entering into the groundwater system that respects no property lines.

Community Development's Rivas said "staff doesn't agree with some of the comments," particularly regarding health concerns.

"Four dogs are (currently) permitted in the city," a situation he indicated has far more potential for causing sanitation problems should the owners not properly clean up after them.

"With six chickens, I don't think you are going to see health (problems)," said Rivas.

Councilman Clerici, apparently disturbed by the fact that many residents already have been keeping chickens in violation of city law, said he doubts they will live within the parameters of the new ordinance.

"What expectation would we have that they'll follow (the rules) when they're not following it now?" he inquired. "Roosters ... are we going to have rooster hearings? Take them all (hens and roosters); it's not a binary choice."

Clerici added that if city residents want to "go for a full-on farm experience," then he thinks the ordinance should allow for slaughtering of chickens on the owner's property; the proposed ordinance disallows onsite slaughtering.

Rivas responded, "Maybe the slaughtering of animals is best left to agricultural properties ... there are plenty of off-site places to slaughter."

Clerici also noted that since it's the rooster's propensity for crowing, with the sound disturbing some neighbors, then it also should be known that "hens make noise (too), every time they lay an egg."

Councilman Acuna said he has been keeping an eye on “rogue chickens” that have made their way into his yard on occasion, chickens owned by his neighbor who used to live in the country and didn’t know Placerville didn’t allow the birds.

Acuna said the “20-by-20” foot setback requirement in the new ordinance would not work for this particular situation, landing the chickens in a swimming pool and keeping them from needed shade. The ordinance calls for 20 feet of distance from the chickens to the property line and from any building used for human habitation. The birds also must be hidden from view from any public street and must be in backyards, not front.

The flock of half a dozen hens must be enclosed and the enclosure must be at least 25 square feet in size. The hens are allowed to roam about their enclosure, living life as free birds.

In making a motion to approve the proposed ordinance, Councilwoman Wendy Thomas first offered her congratulations to “the three young ladies who took the podium” in support of keeping chickens in Placerville.

“I am impressed with your poise, comments and intelligent remarks,” said Thomas, who then directed her remarks to Karen Rae, the woman who wishes the city would keep the flocks outlawed.

“Mrs. Rae, I know it’s hard to be the lone voice,” said Thomas.

Thomas then said because she is aware that city staff and the Planning Commission “have wrestled mightily with this (issue) ... for me to cast a no vote there would have to be overwhelming evidence that staff and the commission were wrong.”

The Planning Commission initially received the proposed ordinance for consideration, with two lengthy meetings that included similar public comment before recommending approval by the council.

Mayor Trisha Wilkins, saying she agrees with Thomas’ sentiments, seconded the motion for approval. Acuna joined them in voting aye, while Borelli and Clerici opposed the new ordinance.

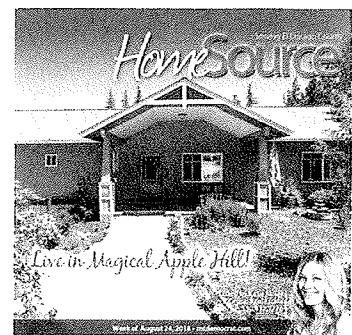
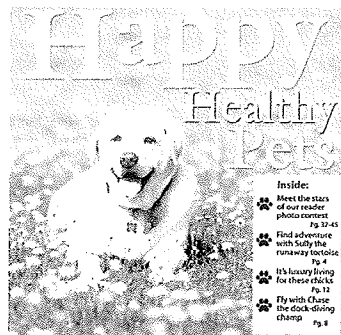
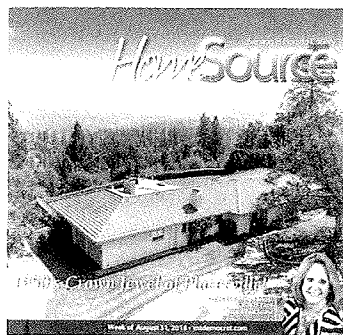
“We haven’t explored it enough,” said Borelli in explaining her vote.

The crowd sat quietly following the 3-2 decision, as though waiting for something else to hatch, when finally a council member said, “That’s it — it passed.”

Mostly happy chatter filled Town Hall as the crowd dispersed, flocking home to tend their now-legal chickens.

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Tags: [A1](#), [printed](#)



Kristen Lacey, PMP, PgMP, LSSMBB, MSEE

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Professional Profile: IT Senior Program Manager

- Large-scale Program Management expert
- **Lean Six Sigma Master Black Belt** (LSSMBB)
- PMP **certified PgMP** (Program Management Professional) Active PMI PgMP (One of less than 2350 world-wide)
- PMI **certified PMP** (Project Management Professional) Active PMI PMP
- **MSEE (Electrical Engineering), BSEE, ASES**
- 20+ years project management experience
- 15+ years manager experience
- 15+ years program management experience
- 10+ years vendor management experience
- Change Control Board Chair experience
- Incident Management Response team member
- Excellent technical & non-technical team manager
- Software migration & change expert. Over 20 years experience of all aspects of SDLC, & PLC
- Global system designer, process & system improvement expertise
- Very organized. Can handle extensive details
- Excellent verbal, written, and presentation skills. Great planning skill set
- Excel all at project management aspects
- Extensive experience in IT realm.
- \$500M budget responsibility

Professional Experience

July 2008 to 2017 (Out to Disability) California Independent System Operator (Cal ISO) Folsom, CA
Information Technology (IT) Program Manager

"The California ISO is uncompromising in maintaining reliability and accessibility to one of the largest and most modern power grids in the world.

Managing the grid and operating the market 24/7 to deliver the energy needed for the world's 8th largest economy, for 30 million Californians"

- IT Program Manager of the primary market application & system running the electric grid for California. Managing the production path of software promotions, issue corrections, and planned upgrades/enhancements. Managing the convergence of hundreds of tracked corrections, while overseeing over 50 projects that converge into a single line. Coordinating production through multiple software deployments per week, as well as two major upgrades yearly, all while keeping the lights on for California 24x7x365! \$500M budget.
- Technical Manager for the major upgrades. Oversee and coordinate all the sub-projects, point person for the technical issues, and deployment/upgrade expert. Technical management and director of all aspects.
- Extensive vendor management relations as primary point of contact to the software providing vendors. Manage all requests to the key vendor, and team of 30 software developers that support CAISO requests.
- Manager of the TSS (Technical System Support) group.
- Program Manager for State of California CAISO Outage Management System (2008-2010): Linking in outage (planned & unplanned) information from the major transmission outage participants (PG&E, Southern California Edison, and San Diego Gas & Electric) into an all-encompassing outage management system.
- Program Manager to Congestive Revenue Rights (CRR) (2008-2009) multiple aspects and facets of software project management from urgent requirements (to meet tariff requirements) on a highly accelerated & crashed critical path, to long-term strategic enhancements. Bringing together business, outside participants, vendors, and IT into a successful conglomeration of program management for a \$300 Million/year CRR business.

Sep 2007 to July 2008

Blue Shield of California

El Dorado Hills, CA

PMO Program Manager

- Lead Program Manager on a Legacy Software Replacement Strategic Program for the entire system at Blue Shield of California serving over three million customers, with a \$500 Million overall program budget.

Kristen Lacey

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AUG 31 2018

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COMMUNITY DEV. DEPT.

Jun 2007 to Jul 2007

Hewlett Packard

Roseville, CA

IT- Information Technology Consultant IV

- Program manager for over 100 application retirements & replacements.

Jun 1994 to Sep 2006

Intel Corporation

Folsom / Santa Clara, CA

Software System Program Manager / Vendor Manager (2003-2006)

- Program manager/designer for numerous proprietary projects. Single program designed and launched, linked with floor-to-floor complete automation 14 unrelated companies to Intel, from their manufacturing floor through Assembly/Test at multiple sites at Intel. Award-winning centralized database secure global system.
- Intel Change Control Board Chair
- Extensive Vendor Management with numerous vendors

Software System Program Manager / Software Development Staff Manager (1999-2003)

- Program manager for large-scale & complex IT solution for quality & reliability automated identification and containment tool for Intel Corporate Quality.
- Software & System development manager for large-scale automation, Q&R, and yield Intel software. Reports included direct employee software developers, contractors, and multiple indirect reports.
- Global system designer. Extensive process improvements. Responsible for design, management, delivery, and training of the numerous large-scale multi-Million \$ projects used in the 14 Intel high volume manufacturing sites around the globe. Two award-winning screening/containment designs/systems are still in all Intel sites and actively used for all material processed in Intel. First system savings ranked at \$500 million the first year.
- Responsible for hardware purchase & set-up to support global system. Included SANs & 60 servers in two centralized locations along with multiple distributed servers. Experience with replication, firewalls, disaster recovery, and business continuity plans on mission-critical world-wide systems.

Education

April 2012 Villanova University

Villanova , PA

Lean Six Sigma Master Black Belt

4.0/4.0

Sep 2010 Villanova University

Villanova , PA

Lean Six Sigma Black Belt

3.875/4.0

May 1994 San Jose State University

San Jose, CA

MSEE (Masters of Science in Electrical Engineering)

Full scholarship & fellowship

GPA 3.6 / 4.0

First student to graduate with a Masters in less than twelve months.

May 1993 San Jose State University

San Jose, CA

BSEE (Bachelors of Science in Electrical Engineering)

Graduate of distinction (top 10%)

GPA 3.3 / 4.0

Dec 1989 State University of New York, Binghamton

Binghamton, NY

ASES (Associate of Science in Engineering Science)

Honor graduate

GPA 3.5 / 4.0

Other

2003-2016

Deer Valley Ranch Home Owner's Association

Rescue, CA

Architectural Committee Chair (13 years) & Elected President of HOA 2014 until step-down in 2016 due to move.



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@CompetitionK9

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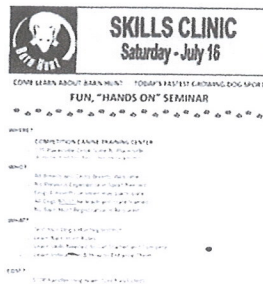
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Placerville, California 95667

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Competition Canine
June 16

I need your help.

As you know we are moving forward with our training center in Placerville. We will have training classes, practice time for handlers and rental time for trainers available. We will also host speakers and seminars from time to time. The focus is on dog sports.

Before I can open, I need a conditional use permit. ANYONE can support that permit and I'm asking you to write an email (aglk9s@att.net) or PM me here telling the City of Placerville why we need an indoor multi-discipline training center in our region, how it supports the dog community and anything else you'd like to mention. I'd want to bury them with support letters and give them a reason to approve the permit.

If you are interested in helping, please contact me. See more of Competition Canine on Facebook. The Competitive Canine Gym instructors are calling as their facility closes 7/31. Local trainers are also calling. We need this facility and to do that, I need support letters.

Will you help?

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Places Placerville, California Shopping & Retail
Pet Store Competition Canine

EXHIBIT 5

Lacey Family
2804 Debbie Lane
Placerville, CA 95667
530-417-4407

Development Services Department, Planning Division
City of Placerville Planning Commission
3101 Center Street, 2nd Floor
243 Placerville Drive
Placerville, CA 95667

RECEIVED
AUG 31 2018
CITY OF PLACERVILLE
CITY DEPT

August 1, 2018

Re: 7533 Green Valley Road – Conditional Use Permit 18-02 (1.46 acres into a canine training facility in commercial zone adjacent to residential zone in EDC Unincorporated)

To Whom it May Concern,

We are submitting our strong objections to the proposed conditional use permit that would allow a dog training facility to be allowed to occupy and use the 1.46 acres located at 7533 Green Valley Road, Placerville, CA 95667 for a multitude of reasons. Please see as follows;

1. **Although 7533 Green Valley Road is zone commercial, it is directly adjacent to a residential zone.**
2. **Green Valley Road Traffic and visibility issues**
3. **Debbie Lane Traffic and road condition issues**
4. **Noise issue that will destroy the ability for the residents to ‘reasonably enjoy’ their private properties where they live. This change would decrease property values adjacent, and throughout the surrounding neighborhoods.**
 - a. **Current metal building used for ‘quiet’ storage would amplify dogs barking**
 - b. **Likely 6-7 days a week**
5. **Puts livestock on R1+A properties at risk. There have already been a few incidents from the local vet clinic located on Sierra Animal Clinic at 7476 Green Valley, Placerville.**
6. **Ongoing issue with dogs impacting a multitude of neighbors that the city of Placerville already hasn’t been able to stop on a property ‘inherited property from EDC Unincorporated’.**
 - a. **Dog barking**
 - b. **Agitation of surrounding neighbor’s animals**
7. **Smell from dog excrement (it has to go somewhere on that property).**
8. **Personal impact at Lacey Property at 2804 Debbie Lane.**

Please see more detailed responses as follows;

1. Although 7533 Green Valley Road is zone commercial, it is directly adjacent to a residential zone.

Please see as follows on both maps. The proposed location for this canine training facility is surrounded by residents wanting to live in a quiet neighborhood within the trees. These residents have paid considerably more to have land lots that allow for greater distance from neighbors, with an expectation of peaceful living.



2. Green Valley Road Traffic and visibility issues

The location proposed is at a turn-out just off Placerville Drive. In the past, the business that were located there, had low traffic patterns, with ongoing in and out throughout the day. The area is already known to back-up traffic in both directions towards Placerville Drive, and Mallard, locking in the residents at Debbie Lane. Unless the City of Placerville is prepared to perform a traffic light assessment, and fund a traffic signal at Debbie Lane/Green Valley, NO business with high traffic patterns should be approved for this location.

By the nature of a canine training facility of the size proposed, it would be expected to see bursts of high traffic to accommodate training classes, even up to possibly 20-30+ dogs, cars, people at a single start time. This would lock the residents of Debbie Lane in, creating a serious ingress/egress issue. Debbie Lane is outlet-locked dead-end road with numerous elderly residents. This would cause an undue burden to these residents, that may even be harmful.

3. Debbie Lane Traffic and road condition issues

The proposed property has an inlet road that has been locked and not utilized in the near-four years we have been on Debbie Lane. This area already has serious traffic issues Monday-Friday during the G&O business hours, as their cars are parked on both sides of this narrow road, and they have ongoing drop-offs of damaged cars coming in on wreckers and flatbeds. As such, this Debbie Lane inlet not only has excessive traffic congestion, but the road is in poor to very bad condition much of the winter with very large potholes in such high density, it is impossible to come into the Debbie Lane Residents without doing damage to our cars. Unfortunately, the road is privately owned, so the City nor El Dorado County are doing anything to repair the road. It is up to the owner of G&O to contend with, periodically when they feel it needs it. It is often too late already for the residents at hand. This road location cannot handle anymore wear and tear, without a solid plan with funding for yearly road repairs.

4. Noise issue that will destroy the ability for the residents to 'reasonably enjoy' their private properties where they live. This change would decrease property values adjacent, and throughout the surrounding neighborhoods.

a. Current metal building used for 'quiet' storage would amplify dogs barking

- i. The building and location proposed is a large metal warehouse, that was built and utilized for storage of pipes. It was not occupied, nor built to contain sound. Putting any number of dogs into this metal tin-can-like building is going to amplify the sound, destroying the surrounding neighborhood for the residents. In doing so, it will also seriously drop the property values, for residents who have been diligently trying to fix up this neighborhood.
- ii. In particular, the two residents directly adjacent to this proposed location are elderly and like the quiet. This building will render their properties to a fraction of the current worth, in addition rendering their property nearly unsellable.
- iii. As the property values go down in the concentrated area directly around the proposed area, the reduced values will propagate through the entire area as comps are used to price houses in the nearby area. This area has already been on a tipping edge for the past few years, while the residents have persistently been fighting off the sources that would drag the neighborhood down.

b. Likely 6-7 days a week

- i. Dog training is likely a 7 day a week business. Many people will only have the time to work with their dogs on the weekends,

which will make for a very busy and loud environment on the two days of the week people seek as their peaceful refuge at home. This will absolutely interfere with the resident's 'ability to reasonably enjoy their own properties', which renders this change 'obnoxious'.

5. Puts livestock on R1+A properties at risk. There have already been a few incidents from the local vet clinic located on Sierra Animal Clinic at 7476 Green Valley, Placerville.

A number of the residents on Debbie Lane, Orchard Lane, and nearby areas are R1A, R2A and above in El Dorado County Unincorporated. Our residence at 2804 right up by this location is a R2A, and we established this property with legal livestock upon our arrival. (We were one of the parties that helped push the approval of chickens in the City of Placerville, lending our experience of having chickens moving to the R2A from a R10A in Rescue.)

To keep the year-round creek from turning into an algae cesspool that hatches mosquitos for nine months out of the year, we have incorporated full-time Muscovy (quack-less) ducks into our back yard. Incidentally, we had to switch to quack-less ducks after the quacking of the Pekins we had were bothering neighbors with their noise (very noise-sensitive neighborhood). While we have added a great deal of fencing around the property, it is impossible to entirely fence the property due to the yearly creek (Hangtown & Weber Creek) tributary that runs directly through it.

As California is not a 'fence-out' state, it is not a requirement for us to fence out predatory pets (such as dogs), but rather for other people to fence in their own. We have had issues with this already from a number of different neighbors (who are now in compliance), and also the Sierra Animal Clinic on 7476 Green Valley Road. The incidents from the animal clinic stemmed from people bringing their dogs into the vet clinic and losing control of them in the parking lot, and they ran off towards Orchard Lane and Debbie Lane. Assuming we have notice prior to the dogs coming on our property, this means we have to put all our livestock into crates and/or containment, and the last case they had lasted for a number of days before the run-off dog was located. Crating and containing livestock such as ducks during hot summer months when they need to cool down, is not pragmatic, nor reasonable.

Keep in mind; most dogs going for visits to the vets are well-behaved. Dogs requiring their owners to spend a lot of money to 'train' them, by the nature of the business, are not well trained. This facility is one lot from mine, much closer than the vet clinic, and wouldn't give us any time to secure our livestock, thus poses a serious threat.

Our backyard where our 'livestock' reside after almost four years of intensive time, effort, and costs;

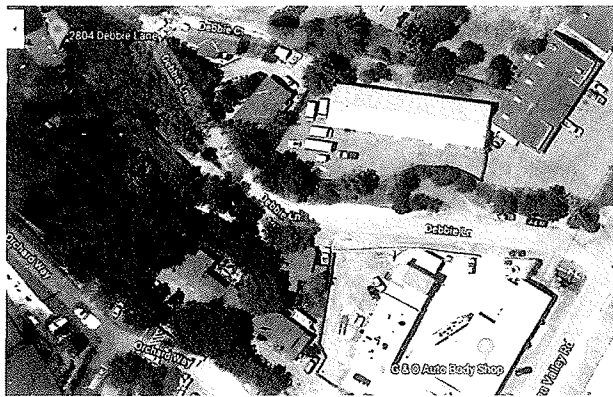


6. **Ongoing issue with dogs impacting a multitude of neighbors that the city of Placerville already hasn't been able to stop on a property 'inherited property from EDC Unincorporated'.**
 - a. **Dog barking**
 - b. **Agitation of surrounding neighbor's animals**

This neighborhood has already has an issue with dogs coming from a residential property located within the City of Placerville limits. This property is zone 'single family residential' and is adjacent to the G&O commercial property and shares the same owner. Unfortunately, the property is being run as a high-density low-income row housing that apparently converted previous sheds on the property into row housing. Instead of one 'single family' as it is zoned for (with a maximum of 4 dogs per code that meet the sound requirements of EDC), there are 6 separate rentals, most with 3-4 dogs. There are likely in excess of 15-20 dogs currently in high turn-over rentals on this 'single family residential'. The dogs barking coming from this single parcel has annoyed all the surrounding neighbors (those with dogs and without dogs alike). Additionally, the dogs on this parcel agitate the neighbors that have dogs, as they get into 'barking'

competitions. Usually quiet dogs, start barking in response to dog fighting on that property.

This property already is lowering the value of the area, and has been problematic. Previous attempts to contend with the property and bring it into code compliance have been met with the response that the property was inherited from EDC Unincorporated, and thus is essentially exempt from rule compliance. No efforts to change the type of property, or contend with the sound complaints have been made, although there have been complaints from numerous neighbors. The housing highlighted in yellow is housing 6 separate rentals, although zone 'single residential'. This property is well over the legally permitted dog population impacting neighbors all around.



With a simple residential property that the City of Placerville has already been unable to regulate and bring into compliance, there is little to no hope they would be able to properly control sound ordinance violations coming from a large 1.46 acre dog training facility.

7. The smell from dog excrement (it has to go somewhere on that property).

Dogs poop. That's a fact. They also pee, and mark new territory. To have a dog facility, the people running it will have to have somewhere outside for the dogs to go to the bathroom, and even if they clean the poop of 30+ dogs (or more), it will smell. The smell will destroy the direct neighbor's ability to not only enjoy, but likely tolerate their property. With that much dog poo, and a garbage service that only runs once per week, the overwhelming stench will likely impact more than just the direct neighbors.

8. Personal impact at Lacey Property located at 2804 Debbie Lane:

We move to 2804 Debbie Lane three years ago. When we moved here the property was nearly at the point of being condemned. It was a cash-only, un-mortgage-able, uninsurable property that we put extensive time and effort into

bringing back to 'live-able' condition. The property is over 1 acre, and was in horrible condition inside and out when we arrived here. There was an incredible amount of trespassing, drug usage, drug trafficking, drug sales that were going on over a regular basis in our back yard. My three children (then ages 12-20), worked to completely clean up the back yard, donating every weekend and summer of their last four years to making our home a nice place to live. It has taken a lot of time, money, and effort to make this place nice again, and peaceful. The effort in the very back is never-ending, contending with the trespassers and illegal activities that continue to come out of the Green Wing neighborhood area. To minimize these activities, and lower the risk of a fire, we have cleared the entire acre, which has now been planted with 25 fruit trees to provide a future income for the farmer's market in downtown Placerville, and to help maintain privacy. The goal is to improve the neighborhood, property value, and property values around us.

The corner of the property that is closest to the proposed location is actually our outside living space, as the only area that is level and not subject to the creek flooding. The following three photos for your reference;





We have done nearly four years of work to get it to the point it is now so we can enjoy it. Please don't ruin this for my family by approving a barking dog facility right next to this yard area.

Wrap/up:

There is not a doubt or argument that bringing a dog training facility into El Dorado County would bring value to those residents with dogs they wish to have trained, when they are unable to commit the time and effort themselves. However, this particular commercially zoned lot that is surrounded on three sides by residential quiet properties is NOT the right location for such a business. The property owners in the Debbie Lane area should not have to pay the price of their peace and ability to enjoy their properties, for those who are asking a business to help them train their dogs they haven't put the time into. While they are throwing money at their own problem, the residents property values will be gushing much over any profits made by the unrelated business.

If the City of Placerville approves this facility, and the sound and traffic make the neighborhood homes decrease in value, the residents that are filing against approving this conditional use permit will have little recourse, then to file a lawsuit against the City of Placerville for decreased home values. This is not intended to be taken as a threat, just an honest conveyance of next steps. This is after all, where we live 24x7, and where we have committed our entire life savings into making our homes.

Please, do NOT approve a facility that will destroy the home lives for a number of residents, and decrease the overall value of the entire neighborhoods surrounding. With this neighborhood already living in the tipping range, something like this could push the neighborhood over the edge while re-increasing; crime, drug addiction-related issues, and the requirement for law enforcement allocations to this area once again (City of Placerville Police Department and El Dorado County Sheriff Department). There has already been a concentrated effort by many of the residents to get the subtle improvement that has been made. Please don't let all their caring efforts have been made in vain.

Sincerely,

Kristen Lacey (Tiffani Lacey, Ryan Lacey, Hannah Lacey)

2804 Debbie Lane, Placerville, CA 95667

Common Questions

We do not board dogs for training. No dogs will be in the building overnight at any time.

* **Will the dogs bark?** Yes. Dogs bark. However, training classes tend to be quiet because the first thing the dog learns is to be quiet when working. Nuisance barking is not tolerated and is fixed quickly. Since the bulk of the neighbors are businesses, there is little impact to them because they are closed when the dogs are at The Center. The residential neighbors may occasionally hear a dog bark but overall, there should be little noise impact because most classes are inside the building and nuisance barking is corrected.

What are the hours of operation? The anticipated hours of operation for The Center are from 9:00 a.m. to 9:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. on Saturday and Sunday. Some classes will be held during the day, in the evening and on weekends.

How many people will be there at a time? This is a training center. The largest a class would be being about 15 students. Most classes will be in the 8 to 10 student range. The maximum number of classes The Center can accommodate at one time is two; however, one class is most typical. Agility classes will have 1 trainer and 1 to 2 assistants. The other classes will have 1 trainer and 1 assistant.

Will there be events? The Center's focus is on training. Occasionally, The Center may host a speaker, hold a seminar or a small competition event. It must be small due to the size of our building. Any larger events will be done off site. Seminars and small events are a good for our community because they bring owners and their dogs into our community where they will spend money in our restaurants, hotels and other businesses.

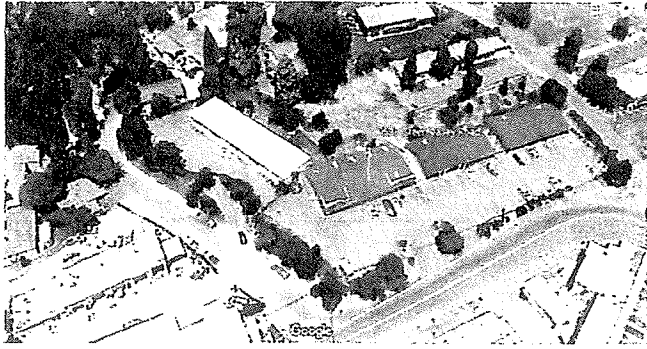
* **Is there enough parking?** Yes. The Center is part of Grandpa's Corners. The three buildings share parking. The buildings in Grandpa's Corners house TEAM Commercial, Love Your Look Spa, Fan Chiropractic, The Shabby Rabbit and The Party Store. Most of the businesses are not open in the evenings and only two are open on weekends. Grandpa's Corners has 65 regular spaces plus 4 ADA spaces 2 ADA van spaces.

When will The Center Open? That's all up to the City of Placerville. The dog people are chomping at the bit. They are ready to go. Once the Conditional Use Permit is issued, The Center will open within 24 hours.

AUG 31 2019

CITY OF PLACERVILLE
COMMUNITY DEVELOPMENT

Where



7533 Green Valley Road is an 11,000 square foot building consisting of one 5,000 SF stick-built building and one 6,000 steel warehouse. Most of the building has been vacant for 8 years. The 6,000 SF warehouse was originally used for Kensco Plumbing as storage and is non-conforming use for the general commercial zoning of the parcel. Meaning, that anyone using the warehouse for anything, must obtain a conditional use permit. The building has recently been acquired by an

investor who is also the owner of the two adjacent buildings (the chiropractor and Grandpa's Pharmacy buildings). His intent is to create a community center that serves the needs of Placerville. I approached him about the need for a regional dog training center and he liked the concept. The Center will initially use the warehouse and yard. As it grows and expands, the front building may be used.

Why There?

One of the reasons I chose the old Kensco building to lease is that it is easy to find, it's surrounded by general commercial buildings so the impact to residential areas is minimal and the building has been vacant for 8 years. Frankly, we could afford to lease the space and yard we needed now and there was room to expand. Plus the new landlord likes our concept and was willing to work with us now and give us the option to occupy the rest of the building when we need it. I have a 15-year lease with an option to roll over for another 15 years and first right of refusal to lease on the front building. The Center will be a long-term stable tenant in a building that has had issues like graffiti, homeless intrusion, etc. due to vacancy and condition.

