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BOARD OF SUPERVISORS
EL DORADO COUNTY
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January 25, 2008

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

Re: Kniesel Special Use Permit

Dear Board Members:

This office represents the Kniesel Family in their application for a Special Use Permit to allow an auto collision repair center in the long vacant Sports Central facility on Wild Chaparral Drive in Shingle Springs.

This matter was heard and approved by the Planning Commission on December 13, 2007. An appeal has been filed by business competitors in the industry based upon the following:

- “ 1. Economic impact to existing auto collision repair facilities.
2. Only three out of five planning commission (sic) were in attendance to vote on special use permit.”

In response, I would respectfully submit that neither issue is relevant to these proceedings. Mere economic impact on competition cannot and should not be utilized as a basis for either project approval or denial. I would suggest that any form of competition could even have a positive result for all members of the industry. In regards to the Commission action being taken by only three members, such action is legally permissible as three members constituted a quorum. It should also be noted that the action on December 13 had been preceded by another full hearing on November 8th for which all

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members were present and participating. Substantial input was provided at the November 8th meeting by the two members that had to leave the meeting before this matter was heard on December 13.

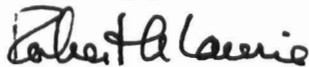
The property owners are very sensitive to aesthetics and the viewshed from Highway 50. Thus, the large building facility will be planned in such a fashion so as to require all work and all storage of vehicles to be either inside the structure or behind an enclosure so that no work or stored vehicles will be visible to the public. In addition, the property owners propose an enhancement to the already attractive landscaping of the site. These landscaping modifications will naturally force the view to the front of the property and away from the building itself. A depiction of the landscaping modifications will be presented at the hearing.

The applicants do note their objection to the Commission's decision to require a monument sign instead of the short pole sign as requested. The property which is on the frontage road is not directly adjacent to the freeway and at that particular location is actually below the grade of the freeway. Thus, a monument sign would be difficult, if not impossible, to see. Accordingly, the applicant requests that a pole sign be permitted at a height that would bring the base of such to freeway grade.

The Sports Central facility has been vacant for too long. The Kniesel's are anxious to put it to a productive and positive use.

In light of the above, it is requested that you deny the appeal filed by the business competitors and approve pole signage for the project. Thank you for your consideration.

Very truly yours,



ROBERT A. LAURIE