



Shawna Purvines <shawna.purvines@edcgov.us>

County Invites Comment on General Plan Policy

1 message

RCP Software <richard@rcpsoftware.com>

Mon, Jul 8, 2013 at 7:40 AM

Reply-To: RCP Software <richard@rcpsoftware.com>

To: "shawna.purvines@edcgov.us" <shawna.purvines@edcgov.us>

A pre-review process for General Plan Amendments would probably be a good idea. Then you could find out early about big negative reactions like you now have with the San Stino and Tilden Park projects. The key is notice to the public, such as an item in the Mountain Democrat. Then you invite public comment. All this big flap over San Stino could have been avoided had the county found out earlier there would be such a negative reaction, although personally I don't know why anyone should have been surprised since it would require such a fundamental change in the zoning and general use of the area involved.

RCP Software<http://www.rcpsoftware.com/>

Richard Power

Owner & Freelance Technology Columnist

Shingle Springs, CA

(530) 306-6370





Shawna Purvines <shawna.purvines@edcgov.us>

County Invites Comment on General Plan Policy

1 message

Cyndi Romano <CyndiRomano@sbcglobal.net>

Mon, Jul 8, 2013 at 7:42 AM

To: shawna.purvines@edcgov.us

Cc: bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us

Dear Shawna Purvines & Supervisors,

I just watched the video of the recent meeting that was held about the General Plan Policy. It sounded like the re-occurring theme was "no changes to the general plan" and no zone/land use changes. This seems to me that it is a no-brainer that San Stino and Tilden Park should be denied without anything further discussion. Not to mention there is a severe lack of services and the overwhelming negative impact to traffic on French Creek, Mother Lode, South Shingle, North Shingle and Ponderosa Roads. Clearly these roads were never designed to take on the additional traffic that would result from these two projects.

The fire we just had on highway 50 last week clearly demonstrates that our traffic can get gridlocked even with our current population. The fire was on the freeway, but the surrounding roads were all backed up and stopped. Had the fire department not done an amazing job to get that fire out, it would have been devastating to the population trying to flee the area. And just imagine what that would have looked like with those to projects completed, it could have been a major disaster.

Thank you for taking the time to read this and consider my concerns.

Sincerely,

Cyndi Romano

Shingle Springs Resident since 1999 and local mortgage broker since 1995

1665 Pampas Lane

PO Box 1373

Shingle Springs, CA 95682

(530) 672-8555 home

(916) 207-4194 cell



Shawna Purvines <shawna.purvines@edcgov.us>

County Invites Comment on General Plan Policy

1 message

Leslie Davis <lesandjesdavis@gmail.com>

Mon, Jul 8, 2013 at 8:35 AM

To: shawna.purvines@edcgov.us

The upcoming developments of SAN STINO and TILDEN PARK are the wrong plans in the wrong place.

Shingle Springs does not have the infrastructure to support either of these projects:

- * We do not have enough water to support either of these projects.
- * We do not have the roads to accommodate either of these projects.
- * We do not have the police or fire personnel to support the increase of crime and people for these projects.
- * We do not have the schools to support San Stino or Tilden Park for increased kids.
- * We do not even have a full board of supervisors to vote on these projects as one is about to go to jail.

The county is foolish if they even consider either of these projects and you know it and the people who live here know it.

Leslie and Jesse Davis
3941 Crosswood Drive
Shingle Springs, CA 95682



Shawna Purvines <shawna.purvines@edcgov.us>

County Invites Comment on General Plan

1 message

Joe and Timi Munizich <joeandtimi@comcast.net>

Mon, Jul 8, 2013 at 10:28 AM

To: shawna.purvines@edcgov.us

Hello, The impact on Bass Lake Road will make it a dangerous road to drive. Are there any plans to make it four lanes in the near future? Thanks Joe Munizich Camaron Park Resident



Shawna Purvines <shawna.purvines@edcgov.us>

developments

1 message

Patricia Ebert <pat.ebert@att.net>

Mon, Jul 8, 2013 at 11:12 AM

Reply-To: Patricia Ebert <pat.ebert@att.net>

To: "shawna.purvines@edcgov.us" <shawna.purvines@edcgov.us>

Shawna,

The public is not aware of development proposals at the initial stage, only when they become a reality. Transportation, fire dept, water, etc. are unable to accommodate an increase in thousands of residents. Crowds, waiting in line, difficulty finding a place to park (like the Bay Area) are not appealing to the public. The County may say they are informing the public but their way of informing the public doesn't reach the public. There needs to be information meetings for the public when there are new development proposals.

Patricia Ebert



Shawna Purvines <shawna.purvines@edcgov.us>

County Invites Comment on General Plan Policy

1 message

Charles Thomas <yesct@yahoo.com>

Mon, Jul 8, 2013 at 2:34 PM

To: shawna.purvines@edcgov.us

I agree with many other citizens of the county that the San Stino plan should not go through unless keeping to the existing plan of 5 acre minimums per dwelling.

And agree with the idea of giving the citizens more advanced notice on any such projects asking for a change in zoning or change in the General Plan.

Thank you.

CT

Chuck Thomas

916-715-1234

yesct@yahoo.com



Shawna Purvines <shawna.purvines@edcgov.us>

County Invites Comment on General Plan

1 message

Curtis Leipold <graphicpro@me.com>

Mon, Jul 8, 2013 at 3:45 PM

To: shawna.purvines@edcgov.us

It is not fair to take current residents - who chose to live in El Dorado County for its rural atmosphere - and to then impose planning changes & higher density developments on them that allow urban sprawl to invade their once peaceful lives.

It ruins exactly the thing that makes this area desirable.

A glut of new track homes also means that older homes on the market become less desirable and therefore become more neglected and drag down the appeal of previously existing areas.

The number of new projects either already approved, or well on their way, seem to each be considered separately - as though 'just this one little project' will have so little impact that it is of no great consequence. However, all these new developments, Dixon Ranch, Silver Springs, Marble Valley, expanded Serrano etc., etc. et al need to instead be considered together as one big whole - since that is what we will have once they are all built - one big urban mess!

Please help maintain our beautiful, rural county by not allowing mega-developers to over-run parts of the community, impose changes to density and turn it into urban sprawl to serve their own greed. That is not fair to existing residents - it completely and irreparably changes their lives, homes and community.

The future of this area depends on your wise planning.

Thank you for your consideration.

Curtis Leipold
1871 Carl Road
Rescue, CA 95672
(530) 676-2443
(530) 676-2468 Fax
graphicpro@me.com



Shawna Purvines <shawna.purvines@edcgov.us>

County Invites Comment on General Plan Policy

1 message

Baryliuk Dan & Linda <baryliuk@directcon.net>

Mon, Jul 8, 2013 at 4:51 PM

To: shawna.purvines@edcgov.us

Yes, my wife and I are all for the "pre-review " policy on all present and future projects in El Dorado County. I think this makes financial sense and we fully endorse it.

Sincerely ,

Dan and Linda Baryliuk

4097 Trigger Lane

Shingle Springs CA 95682

P.S. We have been Shingle Springs residents for the past 21 years and love the rural feel of the community.



Shawna Purvines <shawna.purvines@edcgov.us>

Draft General Plan Initiation Policy, File # 13-0793

1 message

Baryliuk Dan & Linda <baryliuk@directcon.net>

Sat, Jul 27, 2013 at 8:29 AM

To: shawna.purvines@edcgov.us

Dear Ms. Purvines,

I encourage the Board to approve the Draft General Plan Initiation Policy, File #13-0793, as soon as possible, preferably with the suggested revisions made by Shingle Springs Community Alliance, Stop Tilden Park, and No San Stino. The policy will give the public a much needed opportunity to engage at an early stage of the application process.

Thank you, Dan and Linda Baryliuk 4097 Trigger Lane, Shingle Springs, CA 95682



Shawna Purvines <shawna.purvines@edcgov.us>

County Invites Comment on General Plan

1 message

David Tully <ddtully@pacbell.net>
To: shawna.purvines@edcgov.us

Mon, Jul 8, 2013 at 9:47 PM

Dear Shawna,

I am a resident of Serrano in El Dorado Hills who purchased in 2004. I reviewed the county planning documentation that was made public and have a real concern as to the proposed growth. Will these additional planned communities in and around the Serrano area affect the existing residence with regards to our water rates, HOA rates, and taxes? I am not opposed to growth but am very concerned as to what affect this will have on our existing rates which are already above most all other communities.

Thank you,

David Tully

916.765.7060



Shawna Purvines <shawna.purvines@edcgov.us>

County Invites Comment on General Plan Policy

1 message

John Kelly <neenkelly@icloud.com>

Tue, Jul 9, 2013 at 9:39 AM

To: "shawna.purvines@edcgov.us" <shawna.purvines@edcgov.us>

Shawna, we approve a plan for a per-review policy. 3901 Aspen Lane, Shingle Spr.
John and Genienne Kelly

Sent from my iPad



Shawna Purvines <shawna.purvines@edcgov.us>

County Invites Comment on General Plan Policy - Killeen's

1 message

Killeen, Kristine <kristine.killeen@intel.com>

Tue, Jul 9, 2013 at 9:42 AM

To: "shawna.purvines@edcgov.us" <shawna.purvines@edcgov.us>

Cc: "Killeen, Kristine" <kristine.killeen@intel.com>

Hi Shawna,

My husband and I moved to Shingle Springs back in 2005 to retire and build our Million Dollar dream home. Our property is off of Old French Town Road and our home will look right into the backyards of the San Stino proposed project. The reason we moved here was to get away from the noise, traffic and neighbors next to us. We purposely built our home situated on our lot so we don't see anyone.

We've attended almost all of the council meetings and I volunteer my time and talent and create posters, flyers, etc. to help keep the neighbors informed of upcoming meetings regarding that project.

After listening to our supervisors and our community at these meetings, it only makes sense to approve the proposal for a policy to "pre-review" by the Board of Supervisors on General Plan(GP) Amendment projects in order to screen out those which do not meet GP objectives. One of our supervisors said, "we have the cart ahead of the horses". Our county is more concerned with making builders happy and bringing in more money than the devastation some of these projects will have on the community. I'm not opposed to development, but it has to fit in with our community look and feel.

We love Shingle Springs and love the rural lifestyle. We have a big sign in front of our property that says so!

Kristine Killeen

Senior Graphic Designer

kristine.killeen@intel.com

H: 530-677-5572

O: 916-377-3422

C: 408-621-1064



Shawna Purvines <shawna.purvines@edcgov.us>

Comment on Draft General Plan Initiation Policy, File #13-0793

1 message

Killeen, Kristine <kristine.killeen@intel.com>

Mon, Jul 29, 2013 at 10:09 AM

To: "shawna.purvines@edcgov.us" <shawna.purvines@edcgov.us>

Cc: "bosone@edcgov.us" <bosone@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>, "bosthree@edcgov.us" <bosthree@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bosfive@edcgov.us" <bosfive@edcgov.us>, "roger.trout@edcgov.us" <roger.trout@edcgov.us>, "edc.cob@edcgov.us" <edc.cob@edcgov.us>

Dear Ms. Purvines,

I encourage the Board to approve the Draft General Plan Initiation Policy, File #13-0793, as soon as possible, preferably with the suggested revisions made by Shingle Springs Community Alliance, Stop Tilden Park, and No San Stino. The policy will give the public a much needed opportunity to engage at an early stage of the application process.

Thank you,

Kristine Killeen

Senior Graphic Designer

kristine.killeen@intel.com

5220 Old French Town Road

Shingle Springs



Shawna Purvines <shawna.purvines@edcgov.us>

County Invites Comment on General Plan Policy

1 message

Jane <wsrader@pacbell.net>

Tue, Jul 9, 2013 at 1:00 PM

To: "shawna.purvines@edcgov.us" <shawna.purvines@edcgov.us>

We live on French Creek Road, directly across from the ranch house. My husband is against us putting a No San Stino sign on our property due to what we are afraid of repercussions from the Scheiber (sp?) family.

I will tell you that we are avid voters & any Board of Supervisor up for reelection on the next ballot will be voted against by us.

Now that I've got that statement out of my system, I will tell you that the affected people should this housing project be approved, will completely lose our way of living. Do any of you live in a rural area where you can see & hear all the wildlife surrounding your property? Have you ever heard owls cooing back & forth? Have you ever slowed and/or stopped your car in order to let the deer or wild turkeys pass before you continue on your way? What will happen to French Creek Road to handle all the increased traffic? Will our French Creek property be encroached upon in order to widen the road?

There is absolutely no reason to allow the sale of 2 to 5 acre parcels on that land. I have no exception to that type of growth, but building the kind of neighborhoods that are proposed is unacceptable.

Sent from my iPhone



Shawna Purvines <shawna.purvines@edcgov.us>

County Invites Comment on General Plan Policy

1 message

Ellen Katz <ek4575@att.net>
To: shawna.purvines@edcgov.us

Tue, Jul 9, 2013 at 4:26 PM

To the Placerville Board of Supervisors:

This policy is long overdue! Shingle Springs is being targeted for high density by developers strictly for the money they can get by building more houses (and, in the case of Tilden Park, a hotel). There is no concern for the residents who live here – no safety concerns, no noise, no crowding, no traffic – the list goes on and on. Shingle Springs has always and should always be the rural community for the area. El Dorado Hills, Cameron Park and Placerville all offer prospective homeowners an urban lifestyle. Shingle Springs residents have opted for more than 50 years to keep our community rural – acreage around homes and not the jam-packed homes offered in the other communities. Signage should also be a factor when considering the rural community. The huge sign next to Gold Harvest is an unbelievable eyesore.

We built our home here 34 years ago and have expected the 650 acres along French Creek Road to remain rural, even after the Williams Act expired. That's what the General Plan calls for and that's what we want – one home to 5 or 10 acres.

Thank you for requesting this input from the residents. We greatly appreciate the opportunity to express our feelings about our rural lifestyle and want the BOS to continue upholding those concerns.

Ellen Katz
4575 Hillwood Drive
Shingle Springs, CA



Shawna Purvines <shawna.purvines@edcgov.us>

Approve Draft General Plan Initiation Policy, File #13-0793

1 message

Ellen Katz <ek4575@att.net>
To: shawna.purvines@edcgov.us

Fri, Jul 26, 2013 at 1:17 PM

To: shawna.purvines@edcgov.uscc: <bosone@edcgov.us>, <bostwo@edcgov.us>, <bostthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <roger.trout@edcgov.us>, <edc.cob@edcgov.us>

Subject: Comment on Draft General Plan Initiation Policy, File #13-0793

Dear Ms. Purvines,

I encourage the Board to approve the Draft General Plan Initiation Policy, File #13-0793, **as soon as possible**, preferably with the suggested revisions made by Shingle Springs Community Alliance, Stop Tilden Park, and No San Stino.

The policy will give the public a much needed opportunity to engage at an early stage of the application process.

Thank you,

Ellen Katz
4575 Hillwood Drive
Shingle Springs, CA 95682



Shawna Purvines <shawna.purvines@edcgov.us>

Comments on proposed change of General Plan

1 message

Jim and Marie Moore <jandmmoore@att.net>
To: shawna.purvines@edcgov.us

Tue, Jul 9, 2013 at 6:05 PM

Shawna,

Attached is our letter regarding your request for comments on the proposed changes in the General Plan. We are sending a signed letter by regular mail.

Jim and Marie Moore

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2013.0.3349 / Virus Database: 3204/6477 - Release Date: 07/09/13



Board of Supervisors.docx

13K

Board of Supervisors

July 8, 2013

El Dorado County

Attn: Shawna Purvines

Greetings;

We understand that you are inviting public comment on the proposed draft policy to modify the county's General Plan. We offer the following:

First, the General plan is the result of extensive and prolonged research, discussion and development. The process included a considerable amount of angst, caused by conflicting goals and interest, but eventually an acceptable plan was agreed upon and adopted. Now, not so very long after it was established, you are considering a major modification that would change a key component of the plan, managed growth. Any number of excuses for this can be offered, but the true motivation is clear to anyone of reasonable intelligence. The motivation is money.

Second, any project which has been submitted subsequent to the approval of the Plan should not be exempted. If this includes all thirteen of the current submissions, so be it. Providing an initiation hearing is not now a requirement and is not a necessary component of a General Plan.

You should realize that relaxing the present development restrictions is letting the camel get its nose under the tent. Large developers have been circling like sharks pressing for any loophole or special exemption that would allow them to do their dirty work. The only two things that have held them back are a Board of Supervisors who appreciate the rural environment we enjoy in our county, and the fact that the housing market has been soft.

Now that the market is turning around, they are attempting to get their way through influence peddling.

Third, our county's natural resources (water, in particular) are in short supply and in danger of even more restrictive usage policies. No experts are projecting that our water shortages are temporary; in fact they nearly universally project more severe shortages in the future. When our water supply runs out it is gone forever just like the developers will be after they have done their damage.

Fourth, our infrastructure and human services programs are already over burdened with our present population. An influx of people will bring additional demands for services, not to mention crime, traffic issues and social support programs. If you have been led to believe the finances generated by development will make up these deficits, even over

the long haul, you should get better input from staff. I also might approach you about a great buy in a bridge I have for sale.

In conclusion, we moved to El Dorado County 36 years ago, drawn by its rural character. We drive right by all the new housing development in Folsom, El Dorado Hills and Cameron Park, concluding, rightly so, that there are plenty of people who are willing to live in developments of "McMansions" with their CC & R's, mirror image floor plans and ability to hear their next door neighbor using the bathroom. We purchased a single dwelling on a parcel of land near Placerville that gives us the privacy and quiet life style we were seeking.

We are not alone. There are many long-time taxpaying El Dorado County residents who are here for the same reasons we are. This county has everything to lose and nothing to gain by relaxing our General Plan. We will be watching with great interest in how this issue plays out.

Thank you for taking the time to consider this letter. We sincerely hope you make your decisions in this matter with the best interest of your constituents in mind.

Sincerely,

Jim Moore

Marie Moore

P.O.Box 469

Placerville, CA 95667



Shawna Purvines <shawna.purvines@edcgov.us>

Development Planning

1 message

keneller@aol.com <keneller@aol.com>

Wed, Jul 10, 2013 at 1:04 AM

To: shawna.purvines@edcgov.us

My name is Dave Keneller. I am an 18 month resident of Shingle Springs who would be negatively impacted by the San Stino development.

I fully support the new Planning Dept. change to put the nix on proposed developments like San Stino that ask for amendments to the General Plan. **Voters and taxpayers make decisions on where to live based on General Plan documents.** They rug should not be pulled out from them to line the pockets of an out of town developer and his investors. It is obvious the voters and taxpayers do not want this obscene development and its environmental and social impact.

So why go through the expense and community angst when the development can be stopped as soon as the law allows? Prolonging the inevitable is a waste of energy on many levels. This is a no brainer and a solid policy change. Carry on. Dave Keneller



Shawna Purvines <shawna.purvines@edcgov.us>

Public Comment for Draft Policy GPA Initiation Amendment

1 message

Ellen Van Dyke <vandyke.5@sbcglobal.net>

Wed, Jul 10, 2013 at 8:47 AM

To: Shawna Purvines <shawna.purvines@edcgov.us>

Cc: Brian Veerkamp <bosthree@edcgov.us>, Jim Mitrisin <edc.cob@edcgov.us>, Norma Santiago <bosfive@edcgov.us>, Ray Nutting <bostwo@edcgov.us>, Ron Briggs <bosfour@edcgov.us>, Ron Mikulaco <bosone@edcgov.us>, Bill Kenney <GSRLA2000@yahoo.com>, Blake Bethards <bcbethards@hotmail.com>, Cheryl Houston <csh1952@yahoo.com>, Don VanDyke <don.a.van.dyke@sbcglobal.net>, Mel Kowardy <melk@hawaiian.net>, Robert Hendrix <roberthendrix1@sbcglobal.net>, Russell Green <russgreen76@hotmail.com>, Tom O'Neill <loneill1952@sbcglobal.net>, GreenValleyAlliance <gvralliance@gmail.com>

Hello Shawna:

Please find my letter attached for the public record, regarding the draft policy for the GPA Initiation Amendment.

Regards,
Ellen

 **preReview GPA draft policy feedback_7.10.13.pdf**
124K

July 10, 2013

Shawna Purvines
Development Services
2850 Fairlane Ct
Placerville, CA 95667

RE: Public Comment: Draft General Plan Amendment Initiation Process

Dear Ms. Purvines:

I completely support a mandatory pre-review process by the Board for large residential projects, particularly those requiring a General Plan amendment.

- IF a project is clearly not in keeping with General Plan goals and policies, the Board of Supervisors will not incur any 'perceived obligation' or pressure to approve a project based on funds expended by the time it reaches the Board of Supervisors.
- Public notification will occur earlier in the process, allowing more input and feedback prior to the project nearing completion.
 - *I believe notification would be the same as it would be for a GPA, but perhaps this should be clarified in the policy draft.*
- Those who say "we already have a pre-approval process" are misguided, as the current pre-approval process is optional, and does not require public notification.
- In regard to retroactive application of this policy, I would say "*yes! please!*". If indeed a currently proposed project does not meet the General Plan goals and policies, then regardless of how much effort has been put in to date, a 'no' vote by the Board is still a certainty, and the proponent is being saved additional time and money spent.

The policy draft is written to 'sunset' in 2016, but it is not clear that a replacement policy will be written into the TGPA. This appears to be a good policy regardless of the current planning issues which have brought it about, and I would support including it in the General Plan update, or extending the 'sunset' time frame.

Sincerely,

Ellen Van Dyke
Green Springs Ranch resident

cc: Board of Supervisors & Clerk of the Board
Green Valley Alliance
Green Springs Ranch HOA



Shawna Purvines <shawna.purvines@edcgov.us>

Public Comment: Draft General Plan Amendment Initiation

1 message

Bill Welty <wmwelty@gmail.com>

Wed, Jul 10, 2013 at 11:17 AM

To: Shawna L Purvines <shawna.purvines@edcgov.us>, The BOSONE <bosone@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>, The BOSFOUR <bosfour@edcgov.us>, "bosfive@edcgov.us" <bosfive@edcgov.us>, "bosthree@edcgov.us" <bosthree@edcgov.us>

BOS and Shawna...

This is an exciting time to live in El Dorado County, particularly in terms the county's tireless efforts on issues like business development, the GP and land use planning, traffic/circulation management/remediation ... just to name a few.

These are hot button topics, but you guys are taking them head on; engaging the public to participate like never before. I applaud your efforts to get them "right".

With this missive I just want to add my support to the BOS' proposed mandatory pre-review process for large residential projects, particularly those requiring a General Plan amendment.

The new policy makes sense on at least a couple of levels:

- if a development project is clearly not in keeping with General Plan goals and policies, the Board of Supervisors will not incur any 'perceived obligation' or pressure to approve a project based on funds expended by the time it reaches the Board of Supervisors. The playing field remains even; approval of any project will be based on its merits, alone.
- Public notification of a project will occur earlier in the process, allowing more opportunities for community input and feedback. It's been said that "we already have a pre-approval process". But the process is optional and does not require public notification. □

This policy should be applied post haste, and retroactively. If a currently proposed project *fails* to meet General Plan goals and policies, then regardless of how much effort has been invested, the impacted communities will be assured that the Board will vote to abide by for the GP.

The policy draft is written to 'sunset' in 2016, but it is not clear that a replacement policy will be written into the TGPA. It should be, regardless of the current planning issues which brought it about.

I support including it in the General Plan update.

Thanks for your time in reading this note; in considering it. This policy for pre-review is a good thing for our communities, for developers, and for you charged with trying to grow and govern a wildly dynamic county.

—

Bill Welty

Green Valley Alliance



Shawna Purvines <shawna.purvines@edcgov.us>

Letter regarding changes to the General Plan

1 message

Renee Hargrove <writeon@internet49.com>

Wed, Jul 10, 2013 at 2:16 PM

To: Shawna.purvines@edcgov.us

Cc: sue-taylor@comcast.net, Jim and Marie Moore <jandmmoore@att.net>

July 10, 2013

Board of Supervisors

El Dorado County

Placerville, CA 95667

RE: Proposed Changes to the General Plan

Dear Board of Supervisors:

In November, 2012, I answered the survey questions below and they still hold true, so I am resubmitting my thoughts and opinions. Since then, however, there has been more freeway construction accomplished and really, what is all that for? Are we to assume that because all these interchange and road-widening projects are going forward, then so too are the big developments that thousands of us are against? And if that is the case, is anyone listening to what El Dorado County residents want overall? As I have heard in many conversations, most of us are not against planned, smart growth or changes, but we are concerned with how our county and local government is working for us. The County's "Powers that be" do not exist in a vacuum and I believe that as El Dorado County residents become more and more proactive, evidence of that will become clear.

What is Economic Development?

To my way of thinking, economic development relates to existing and future commerce along with how the revenue from said commerce is used and invested. Taking the "Shop Local" campaign that has been successful (I can see the difference in our business because of it), it seems a wise choice to sustain viability by keeping the workforce and investors "local" as well. That is to say, when "Big Box", outside developers come along and create a vision that may not match resident citizens, it is an empty nest because they can leave after the project is finished and our county is left with someone else's idea of how we should live, work, recreate, preserve and promote our environment, how we attract new business and residents and so much more.

Economic development is much like a savings account/endowment that accumulates wealth which then can be utilized for a good cause. I look around and see so many empty commercial and residential buildings and wonder why we are not filling them rather than building new edifices that will be empty. Who are the people who will and can afford to occupy and sustain them? Who can afford high-end advertising, who will develop relationships with customers and neighbors? Unless there is a vested, emotional interest, what is the huge incentive for buy-in?

As a small business owner, I strive to keep my costs and overhead down so I can offer our local and visiting (tourism dollars) customers a good value. We get to know our customers and their families, along with their tastes, how they live and so on. In other words, we are tuned in to our internal demographics. It has been my experience (and I hear similar comments frequently) that shopping in a "Big Box" store or even banking at a "Big Box" bank, leaves much to be desired, and they're a blight. Do we want to look like Folsom; a sea of homes and businesses that have no

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charm; a swarm of cars that drive at warp speed to wherever and who run red lights or create gridlock; and, council members who are not a cohesive unit?

Do we need slick, new courthouses built? Why not occupy some existing space? So many questions without favorable answers if we give ourselves over to those who have no vested interest.

Where are we going?

Quoting a bumper sticker I saw, it posed the above question and the line below said, "And what's this about a handbasket?" Funny but really, are we going to continue to go in circles with alot of "they said" stuff when what "we said" is not honored?

Personally, the idea of going in the same direction as Folsom or Los Angeles is unattractive. I believe a good answer might be, "Go to the people, small business owners, law enforcement, recreation/tourist companies, restauranteurs, schools and offer a platform where you'll get real answers and solutions!"

The challenge is to get people to engage in real conversation and work because there is a perception that it will fall on deaf ears and "nothing will change or be prevented", and I quote that. Our geography/topography poses a challenge in getting some to physically engage because they may live a great distance from where the action, workshops and more is. A great case in point was when the Sierra Nevada Geotourism project came around. There were small presentations in our backyard and we were treated like revered focus groups and actually saw some of our ideas and work come to fruition.

I would like to see local employment increased by reducing building fees. Revamp the review/permitting process and County employees may not to be furloughed. Do not create all this freeway infrastructure for future residents who will clog our gorgeous, historic county that means nothing to them. Try not to be cookie-cutter in every approach and engage in the Pioneer spirit that promotes getting things done with care and concern, while building for the future.

What can the County do to assist business?

Basically, nurture your existing and favorable entities, like tourism in Apple Hill, wineries, service agencies (hotels, limos/taxis, restaurants) and supporting trades like builders and professionals. Revive the logging industry and any other unique asset-type. Not only will it re-create jobs, it will reduce fire hazard and keep our forests healthy, thereby protecting an asset industry and homes/lives.

Make retail space affordable and reduce the amount of irresponsible absentee owners. Again, has anyone noticed the vast amount of empty commercial space in our region? Fight for reasonable taxes and against "feedom".

Be a watchdog against detrimental special interest groups who are not beneficial to the common cause. Stop the infighting within our local government.

Avoid the "bigger is better" syndrome as in the case of the proposed large billboards along Highway 50 or elsewhere. Think about what the true impact is and what the gain might be if you are masking the natural beauty.

Nevada City actually reduced fees and relaxed guidelines to spur commerce. Why doesn't El Dorado County do that? It might do wonders.

Perhaps the City of Placerville and the County could work better together.

Reduce water costs. I understand businesses have closed because they could not afford the rates and limitations. How beneficial is that to all?

I'm noticing a great influx of retirees from the Bay Area and beyond. When asked why they moved here, mostly the answer is the scenery, to get away from the hustle-and-bustle and to enjoy their lives. They are attracted to this area and chose it above others~that is a huge statement that should not be demeaned.

Help people save their homes. If this becomes a ghost town and/or has increased transient populations, it won't be pretty.

Answering the question, "What does El Dorado County have to offer?" is not just a rhetorical thought that pertains to our recreation and scenery? It has to do with our population as well and how we thrive, grow, educate and more.

The flip question is "What is El Dorado County not offering?"

You are all appointed officials, and residents, so one would think that you, as individuals and a supposedly aligned group, would get in the trenches with the people instead of making, and handing down, decisions in a cloistered, convoluted way that only seem to satisfy outsiders and go against what we voted for. What kind of legacy is that?!

Respectfully submitted,

Reneé Hargrove

Reneé Hargrove

Placerville, CA



Shawna Purvines <shawna.purvines@edcgov.us>

Fwd: Public comment re: draft policy for GPA Initiation Amendment

1 message

charles frey <cffreymd5@gmail.com>

Wed, Jul 10, 2013 at 7:26 PM

To: shawna.purvines@edcgov.us, bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us

We concur with the attached letter regarding a pre-approval process for General Plan Amendments.

Jane and Charles Frey
2351 E. Green Sprints Court
Rescue, CA 95672

----- Forwarded message -----

**preReview GPA draft policy feedback_7.10.13.pdf**

124K

July 10, 2013

Shawna Purvines
Development Services
2850 Fairlane Ct
Placerville, CA 95667

RE: Public Comment: Draft General Plan Amendment Initiation Process

Dear Ms. Purvines:

I completely support a mandatory pre-review process by the Board for large residential projects, particularly those requiring a General Plan amendment.

- IF a project is clearly not in keeping with General Plan goals and policies, the Board of Supervisors will not incur any 'perceived obligation' or pressure to approve a project based on funds expended by the time it reaches the Board of Supervisors.
- Public notification will occur earlier in the process, allowing more input and feedback prior to the project nearing completion.
 - *I believe notification would be the same as it would be for a GPA, but perhaps this should be clarified in the policy draft.*
- Those who say "we already have a pre-approval process" are misguided, as the current pre-approval process is optional, and does not require public notification.
- In regard to retroactive application of this policy, I would say "*yes! please!*". If indeed a currently proposed project does not meet the General Plan goals and policies, then regardless of how much effort has been put in to date, a 'no' vote by the Board is still a certainty, and the proponent is being saved additional time and money spent.

The policy draft is written to 'sunset' in 2016, but it is not clear that a replacement policy will be written into the TGPA. This appears to be a good policy regardless of the current planning issues which have brought it about, and I would support including it in the General Plan update, or extending the 'sunset' time frame.

Sincerely,

Ellen Van Dyke
Green Springs Ranch resident

cc: Board of Supervisors & Clerk of the Board
Green Valley Alliance
Green Springs Ranch HOA



Shawna Purvines <shawna.purvines@edcgov.us>

County Invites Comment on General Plan Policy

1 message

Stan Stailey <ststailey@sbcglobal.net>

Thu, Jul 11, 2013 at 7:53 AM

To: shawna.purvines@edcgov.us

Hi Shawna,

I am enthusiastically in favor of this "pre-review" policy proposal as you have so accurately prefaced it.

Thanks

Stan

Stan Stailey

Shingle Springs

530-677-2193

What's it about?...County staff is proposing a policy for "pre-review" by the Board of Supervisors on General Plan(GP) Amendment projects in order to screen out those which do not meet GP objectives, and they would like your input. The draft indicates the policy would be retroactive to encompass San Stino, Tilden Park, Dixon Ranch, Lime Rock, Marble Valley, and others (see list of pending applications). San Diego has a similar policy for those of you who look into precedents, etc.

If the policy is approved, pre-review would not only provide a means of earlier notification to the public, but could also halt some projects before significant money has been spent and a sense of 'obligation' to approve them has been incurred.



Shawna Purvines <shawna.purvines@edcgov.us>

Pre-approval process

1 message

Jim Stratton <jdsonline@sbcglobal.net>

Thu, Jul 11, 2013 at 11:05 AM

Reply-To: Jim Stratton <jdsonline@sbcglobal.net>

To: "shawna.purvines@edcgov.us" <shawna.purvines@edcgov.us>

"I concur with the letter regarding a pre-approval process for General Plan Amendments"

:

We also need to look at roads (traffic congestion), water issue, how can we sell more water than we have, if everyone hooked up today can we really supply all of them with water.

thank you

Jim Stratton



Shawna Purvines <shawna.purvines@edcgov.us>

County Developments

1 message

Rich DuBose <richdubose@yahoo.com>

Thu, Jul 11, 2013 at 12:50 PM

To: shawna.purvines@edcgov.us

Hi: I live in El Dorado County, in Sierra Crossing, near the Green Valley Middle School. I am writing to voice my concern about the land developments that I hear are coming in the future. My concern is that El Dorado County not over build and create traffic gridlock on Green Valley Road, without planning and making sure the infrastructure can accommodate the growth. I think we need to be careful that we not create an urban environment in the foothills. The people who live in this area came here to get away from the craziness in Sacramento County. We don't want unbridled growth and development. The beauty of this region is the rural feel and environmental amenities.

I believe the development policies established by the county should be applied to all projects (including those what have already been approved), and that there should be a carefully thought out plan for how the area is developed. Making exceptions and giving certain developers a pass on County requirements hurts us all.

Thank you for the opportunity to voice my concerns.

Sincerely --Rich DuBose



Shawna Purvines <shawna.purvines@edcgov.us>

Fw: Sample Letter re: draft policy for General Plan Amendment Initiation

1 message

Art Wong <artwong888@sbcglobal.net>

Fri, Jul 12, 2013 at 9:07 AM

Reply-To: Art Wong <artwong888@sbcglobal.net>

To: "shawna.purvines@edcgov.us" <shawna.purvines@edcgov.us>, "bosone@edcgov.us" <bosone@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>, "bosthree@edcgov.us" <bosthree@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bosfive@edcgov.us" <bosfive@edcgov.us>

To Whom It May Concern:

I concur with the attached letter regarding a pre-approval process for General Plan Amendments.

http://www.edcgov.us/Government/Planning/Draft_General_Plan_Initiation_Amendment_Policy.aspx

Thank You,

Art Wong, Bertha Chau,

----- Forwarded Message -----

From: "Varshney, Sanjay" <varshney@saclink.csus.edu>

To: "Varshney, Sanjay" <varshney@saclink.csus.edu>

Sent: Friday, July 12, 2013 7:52 AM

Subject: FW: Sample Letter re: draft policy for General Plan Amendment Initiation

---- Forwarded Message ----

From: Ellen Van Dyke <vandyke.5@sbcglobal.net>

To: Ellen Van Dyke <vandyke.5@sbcglobal.net>; Green Valley Alliance <gvralliance@gmail.com>

Sent: Wednesday, July 10, 2013 10:07 AM

Subject: Sample Letter re: draft policy for General Plan Amendment Initiation

To my HOA contacts:

There was some confusion on the draft policy comment request from the Board of Supervisors. In case you didn't get it yourself, it has the potential to shut down the high density version of the Dixon Ranch proposal, temporarily if not for good. Seems too good to be true, right? I don't have a crystal ball, but let's not miss an opportunity. Perhaps you could forward my letter(attached PDF) to your neighbors, and encourage them to ask if they don't understand! I always prefer an original letter, but I'd rather they used this than nothing at all!

Let neighbors know that if they indeed agree with the attached letter, they can copy these recipients into the
13-0793 2B 33 of 181

address line and forward it with an *“I concur with the attached letter regarding a pre-approval process for General Plan Amendments”* :

shawna.purvines@edcgov.us, bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us,
bosfour@edcgov.us, bosfive@edcgov.us

You should also include the link to the county page: http://www.edcgov.us/Government/Planning/Draft_General_Plan_Initiation_Amendment_Policy.aspx

Hope this helps clarify things, and perhaps motivates people to write in!

Ellen Van Dyke

<http://www.greenvalleyalliance.org/>

 **preReview GPA draft policy feedback_7.10.13.pdf**
124K



Shawna Purvines <shawna.purvines@edcgov.us>

GPA Initiative

1 message

Sherri Young <sherri_young@sbcglobal.net>

Mon, Jul 15, 2013 at 10:47 AM

Reply-To: Sherri Young <sherri_young@sbcglobal.net>

To: "bosone@edcgov.us" <bosone@edcgov.us>, "shawna.purvines@edcgov.us" <shawna.purvines@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>, "bosfive@edcgov.us" <bosfive@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bosthree@edcgov.us" <bosthree@edcgov.us>

Cc: "gvralliance@gmail.com" <gvralliance@gmail.com>

I concur with the attached letter regarding a pre-approval process for General Plan Amendments.

Thank you,

*Sherri Young
3915 Calais Way
EDH, CA 95762*

http://www.edcgov.us/Government/Planning/Draft_General_Plan_Initiation_Amendment_Policy.aspx

 **preReview GPA draft policy feedback_7.10.13.pdf**
124K



Shawna Purvines <shawna.purvines@edcgov.us>

Letter regarding pre-approval process for General Plan

1 message

Tasha Boutselis Camacho <tashieb2002@yahoo.com>

Mon, Jul 15, 2013 at 5:54 PM

Reply-To: Tasha Boutselis Camacho <tashieb2002@yahoo.com>

To: "shawna.purvines@edcgov.us" <shawna.purvines@edcgov.us>, BOS Clerk <edc.cob@edcgov.us>, BOS one <bosone@edcgov.us>, BOS three <bosthree@edcgov.us>, BOS four <bosfour@edcgov.us>, BOS five <bosfive@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>

Please see my attached letter of concern regarding creating a pre-approval process for General Plan Amendments.

Tasha Boutselis Camacho
Homeowner
Woodridge Development

 **Letter Re General Plan Amendment0001.pdf**
28K

July 15, 2013

Shawna Purvines
Development Services
2850 Fairlane Ct
Placerville, CA 95667

RE: Public Comment: Draft General Plan Amendment Initiation Process

Dear Ms. Purvines:

There was a recent request for public comment on this issue. I believe and support a mandatory pre-review process by the Board of Supervisors for large residential projects, particularly those requiring a General Plan amendment. I have concerns over the general public in El Dorado County being notified about the size and extent of many future projects in our county. The road improvements are also something that needs to be considered, as a whole, for our county.

Sincerely,



Tasha Boutselis Camacho
Homeowner
Woodridge Development

13-0793 2B 37 of 181

cc: To the Five El Dorado County Board of Supervisors & Clerk of the Board

**BECKER RUNKLE LAURIE
MAHONEY & DAY**
ATTORNEYS AT LAW

ROBERT A. LAURIE

263 MAIN STREET, LEVEL 2
PLACERVILLE, CALIFORNIA 95667
(530) 295-6400

Fax (530) 295-6408
RALAURIE@SBCGLOBAL.NET

July 10, 2013

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

13 JUL 15 AM 11:34
RECEIVED
PLANNING DEPARTMENT

Re: General Plan Policy – Initiation Hearings

Dear Board Members:

By this letter, I write to offer opposition to the concept of the Board of Supervisors conducting an “initiation hearing” prior to the submittal of an application for a General Plan Amendment.

I understand the intent. That is, to avoid the necessity of a prolonged, expensive application process if the Board, as a matter of policy, would have the intent of denying the application. However, in my opinion, such a process would lead to poor land use decisions.

The value to the community of any given project rests with the totality of the proposal; its use, design, impacts, mitigation measures, economics, neighborhood compatibility among others. These are matters that are addressed and developed as an application is processed not necessarily upon initial submittal. Often a project comes out of the system better than when first submitted. Thus the premature denial of a “concept” could deprive an owner of an opportunity to fully develop a project proposal and design that could be ultimately successful and beneficial to the community.

On the other hand, if the Board were to approve an initial concept, although the Board may not be legally bound, the Planning Commission, and most certainly, the applicant and perhaps the Board may very well feel morally obligated to ultimately pass a project in the belief that the applicant properly relied upon the Board’s initial action and as a result expended significant time and resources. Experience dictates the likelihood of such occurrence.

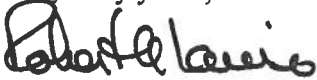
Further, a project that includes a General Plan Amendment could and often does, take multiple years to process. Circumstances (and Board Members) often change over such

Page 2

period. The Board should not be, but may feel compelled to be, bound by the decision of the Board taken many years earlier. That would not necessarily result in good decision-making.

Having participated in literally hundreds of project proposals over the last many decades on behalf of property owners, I have had no problem with the applicant bearing the risk of a successful outcome. An applicant can generally conduct a risk assessment early in the process by development of a communications program with the community and county officials. It should then be a decision of the property owner whether or not to make the necessary investments in an application process in which there are no guarantees.

Very truly yours,

A handwritten signature in black ink, appearing to read "Robert A. Laurie". The signature is written in a cursive, somewhat stylized font.

ROBERT A. LAURIE

cc: Mr. Trout



Shawna Purvines <shawna.purvines@edcgov.us>

I concur with the attached letter regarding a pre-approval process for General Plan Amendments

1 message

Charlene Caybut <accbeery@gmail.com>

Tue, Jul 16, 2013 at 11:37 AM

To: shawna.purvines@edcgov.us, bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us



public comment general plan amendment.docx
11K

July 15, 2013

Shawna Purvines

Development Services

2850 Fairlane Ct.

Placerville, CA 95667

RE: Public Comment: Draft General Plan Amendment Initiation Process

Dear Ms. Purvines,

I completely support a mandatory pre-review process by the Board for large residential projects, particularly those requiring a General Plan amendment.

If a project is not in keeping with the General Plan goals and policies, the Board of Supervisors will not incur any pressure or obligation to approve a project based on funds expended by the time it reaches the Board.

I strongly support public notification of such projects early in the process which would allow more input and feedback from taxpayers who already live in this county.

We do not have a pre-approval process. The current pre-approval process is optional and does not require public notification. The public should be notified of upcoming development plans so that the taxpayers who already reside in this county have an opportunity to weigh in on large residential projects, and other projects that require a General Plan amendment, which greatly affect the quality of lives of all people who reside here.

A retroactive application of this policy should be implemented if a currently proposed project does not meet the General Plan goals and policies.

The policy draft is written to "sunset" in 2016, but it is not clear that a replacement policy will be written into the TGPA. This appears to be a good policy regardless of the current planning issues which have prompted it. I would support including it in the General Plan update, or extending the "sunset" time frame.

Sincerely,

Avis C. Caybut

Woodridge resident



Shawna Purvines <shawna.purvines@edcgov.us>

County Invites Comment on General Plan Policy

1 message

Travis Price <TPrice@bbius.com>

Tue, Jul 16, 2013 at 2:16 PM

To: "shawna.purvines@edcgov.us" <shawna.purvines@edcgov.us>

Shawna,

I am confused as to why the Initiation Amendment Policy is being proposed. Is it meant to benefit the developer and allow them an early answer so they can make changes to their plan? How does it benefit the County or its residents to add this policy?

It would seem that the more avenues that developers have to amend the plan, the more amendments will be made. I am not in support of amending the plan. I am also not in support of rezoning to allow for high density housing.

Thank you,

Travis Price

**** Confidentiality Notice ****

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Shawna Purvines <shawna.purvines@edcgov.us>

FW: Sample Letter re: draft policy for General Plan Amendment Initiation

1 message

Mike Freire <mikefreire@msn.com>

Tue, Jul 16, 2013 at 3:04 PM

To: "shawna.purvines@edcgov.us" <shawna.purvines@edcgov.us>, "bosone@edcgov.us" <bosone@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>, "bostthree@edcgov.us" <bostthree@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bosfive@edcgov.us" <bosfive@edcgov.us>

I concur with the attached letter regarding a pre-approval process for General Plan Amendments.

Thank you,

Mike Freire

401 Reem Ct
El Dorado Hills, CA 95762

From: varshney@saclink.csus.edu

To: varshney@saclink.csus.edu

Subject: FW: Sample Letter re: draft policy for General Plan Amendment Initiation

Date: Fri, 12 Jul 2013 14:52:52 +0000

--- Forwarded Message ---

From: Ellen Van Dyke <vandyke.5@sbcglobal.net>

To: Ellen Van Dyke <vandyke.5@sbcglobal.net>; GreenValleyAlliance <gvralliance@gmail.com>

Sent: Wednesday, July 10, 2013 10:07 AM

Subject: Sample Letter re: draft policy for General Plan Amendment Initiation

To my HOA contacts:

There was some confusion on the draft policy comment request from the Board of Supervisors. In case you didn't get it yourself, it has the potential to shut down the high density version of the Dixon Ranch proposal, temporarily if not for good. Seems too good to be true, right? I don't have a crystal ball, but let's not miss an opportunity. Perhaps you could forward my letter(attached PDF) to your neighbors, and encourage them to ask if they don't understand! I always prefer an original letter, but I'd rather they used this than nothing at all!

Let neighbors know that if they indeed agree with the attached letter, they can copy these recipients into the address line and forward it with an *"I concur with the attached letter regarding a pre-approval process for General Plan Amendments"* :

shawna.purvines@edcgov.us, bosone@edcgov.us, bostwo@edcgov.us, bostthree@edcgov.us,
bosfour@edcgov.us, bosfive@edcgov.us

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You should also include the link to the county page: http://www.edcgov.us/Government/Planning/Draft_General_Plan_Initiation_Amendment_Policy.aspx

Hope this helps clarify things, and perhaps motivates people to write in!

Ellen Van Dyke

www.greenvalleyalliance.org



preReview GPA draft policy feedback_7.10.13.pdf

124K



Shawna Purvines <shawna.purvines@edcgov.us>

RE: Initiation Hearing for Planning in EID County

1 message

CA MOM <camom2345@hotmail.com>
To: Shawna Purvines <shawna.purvines@edcgov.us>

Wed, Jul 17, 2013 at 11:40 PM

The Initiation Hearing proposal that the board is currently contemplating to put in place, to hold public comment. The proposal in this article:

<http://www.villagelife.com/news/county-invites-comment-on-general-plan-policy/>

Thank you for addressing this message.
Kim

From: shawna.purvines@edcgov.us
Date: Wed, 17 Jul 2013 17:02:37 -0700
Subject: Re: Initiation Hearing for Planning in EID County
To: camom2345@hotmail.com

Hello Kim,

Would you be able to tell me which proposal you are speaking of? You mention being an EID County resident. Was the proposal from EID? This information would help us to respond to your comments.

Thank you
Shawna

On Mon, Jul 15, 2013 at 11:18 AM, CA MOM <camom2345@hotmail.com> wrote:

I would like to know if this proposal supplants any others currently in place.

I would like to know if this proposal is geared toward developers being able to provide low income housing without public consideration or input.

I am an EID County resident who is committed to having the county growth be mandated by public concerns vs private greed.

Thank you,

Kim S

--
Shawna L. Purvines
Sr. Planner
Development Services
El Dorado County
Phone:(530) 621-5362
shawna.purvines@edcgov.us
www.edcgov.us

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13-0793 2B 45 of 181

8/30/13

Edcgov.us Mail - RE: Initiation Hearing for Planning in EID County

Thank you.



Shawna Purvines <shawna.purvines@edcgov.us>

Comment on Draft General Plan Initiation Amendment Policy

1 message

Lori at Shingle Springs Community Alliance

Fri, Jul 19, 2013 at 4:24 PM

<info@shinglespringscommunityalliance.com>

To: Shawna Purvines <shawna.purvines@edcgov.us>

Cc: Supervisor Mikulaco <bosone@edcgov.us>, Supervisor Nutting <bostwo@edcgov.us>, Supervisor Veerkamp <bosthree@edcgov.us>, Supervisor Briggs <bosfour@edcgov.us>, Supervisor Santiago <bosfive@edcgov.us>, roger.trout@edcgov.us

Dear Shawna,

Thank you for the opportunity to comment on the Draft General Plan Initiation Amendment Policy. Please find our comments and a suggested revised draft of the policy attached to this email.

Lori Parlin on behalf of the

Shingle Springs Community Alliance, No San Stino, and Stop Tilden Park

Keeping Shingle Springs Rural



P.O. Box 1581, Shingle Springs, CA 95682

www.ShingleSpringsCommunityAlliance.com

www.ShingleSpringsCommunityAlliance.com

www.StopTildenPark.com

www.NoSanStino.com

www.facebook.com/ShingleSpringsCommunityAlliance

[Click here to sign our online petition of support](#)

cc: Board of Supervisors, Roger Trout

2 attachments

Comment on Draft El Dorado County Board of Supervisors Policy for GP Initiation Process.pdf
132K

SSCA Suggested Revisions to General Plan Amendment Initiation Policy.pdf
128K

13-0793 2B 47 of 181

**Comment on Draft El Dorado County Board of Supervisors Policy for a
GENERAL PLAN AMENDMENT INITIATION PROCESS
by Shingle Springs Community Alliance, Stop Tilden Park and No San Stino**

Shingle Springs Community Alliance (SSCA), Stop Tilden Park (STP) and No San Stino (NSS) are grass-roots, community-based not-for-profit unincorporated citizen associations primarily composed of residents and property owners in Shingle Springs. In response to the request for comment on a proposed Board of Supervisors Policy to establish a procedure for early review of privately initiated General Plan Amendments, Specific Plans or Specific Plan Amendments published by the County of El Dorado, SSCA, STP and NSS respectfully submit the following comments.

The proposed policy, that would be retroactive to include review of all currently submitted pending development project proposals that include General Plan Amendments, Specific Plans or Specific Plan Amendments, will bring a critically needed early high level review of project consistency with important General Plan Policies that will help insure the integrity of the General Plan and its orderly implementation. By creating the opportunity to forestall premature or ill-advised projects that threaten to overwhelm and distort carefully thought-out policies for balanced and orderly growth in keeping with the policy priorities of the General Plan, the proposed policy is a major step forward in assuring responsible development for the future of El Dorado County. SSCA, STP, and NSS strongly support adoption of the policy at the Board's earliest opportunity.

We note with approval that the policy review for initiation of a General Plan Amendment will apply to all projects, regardless of whether or not the proposed project is located within a Community Region Line or Rural Center. As we previously pointed out in commenting for the Workshop on Community Region Line Revisions, a serious weakness in the current General Plan CRL policy is the lack of linkage between land use designations, infrastructure planning and the extent of CRL areas comprised of low and medium density land use designations. Early review to evaluate the extent to which adequate infrastructure is either actually in place or that infrastructure expansion projects are fully planned (with environmental reviews completed and financing in place) for construction of the infrastructure in advance of or concurrent with project development, as we suggest will go a long way to mending that flaw.

There are, however, a number of modifications to the proposed policy that would strengthen it in achieving its stated purpose and guide its application with reference to many important policies in the General Plan.

- a) *Presumptive denial of any General Plan Amendment for a residential, commercial or industrial urban or suburban type development project outside of Community Region Lines or Rural Centers as established in the General Plan or as they may be amended by Board initiative.*

Without a strong policy discouraging private development proposals outside of CRLs or Rural Centers, the intent of the General Plan that these designated areas should serve as urban limit lines is virtually meaningless. If privately initiated General Plan amendments can readily modify CRLs or Rural Center boundaries, the purpose of channeling development within CRLs or Rural Centers is defeated. Modification of CRLs or Rural Center Boundaries should be reserved exclusively to Board of Supervisors initiative. *Expansion* of CRL or Rural Center boundaries should be limited so that they would only be considered as part of regular five-year reviews of the General Plan, and only approved if there is compelling evidence that the General Plan policies cannot be achieved unless additional land must be included within CRLs or Rural Centers.

- b) *Specific thresholds for infrastructure to be in place, or financed exclusively by development-secured funding, should be part of the criteria for consideration of proposed General Plan Amendments.*
 - i. No General Plan Amendment should be given initial approval unless there are sufficient existing water and sewer connections available to serve the project as stated in EID's most recent annual report. Exceptions should be considered only if developers make adequate arrangements to secure full funding of the cost of any system expansions necessary to serve the project without risk to current EID ratepayers.
 - ii. Consideration should be given to a policy reserving current EID water and sewer capacity for highest priority long-term, locally-based job growth and commercial sales-tax generating projects.
 - iii. No General Plan Amendment should be given initial approval unless the Travel Demand Model and/or other reliable expert analysis demonstrates that no LOS F traffic conditions will be created as a result of the project.

El Dorado County land use authority and responsibility for planning and development of critical water and sewer infrastructure essential to any urban or suburban type development is divided between the Board of Supervisors and El Dorado Irrigation District (EID). The Board can use its land use authority to more effectively coordinate development proposals with planning and financing of water and sewer infrastructure projects to assure that developer financing is in place for system expansion needed to accommodate planned growth, rather than exposing existing EID ratepayers to the risk that rates and Facilities Capital Charges (FCCs) collections fall short of the revenue needed to service EID bonds, resulting in financing-induced rate increases, as has recently occurred.

El Dorado County has a serious and growing imbalance between housing and jobs. The County also suffers from significant economic loss due to residents having to travel outside of the county for shopping opportunities. First priority for use of the current extremely limited supply of public water connections should be given to projects that address those problems, and support locally-based, living-wage jobs. Reserving some of the existing capacity for those projects will prevent the available supply being exhausted by even more residential projects that will only exacerbate the jobs/housing imbalance and sales tax hemorrhage.

As a final comment, because of the significance of any General Plan Amendment for the delicate balance of resources and multiple policy issues involved, we oppose exemptions for small projects, whether for projects below a certain acreage or below a certain number of dwelling units. Such a policy would result in multiple proposed amendments that would cumulatively be more damaging to sound planning.

In addition to supporting the proposed General Plan Initiation Process (preferably with the modifications suggested in these comments), SSCA, STP and NSS will continue to advocate for an adjustment of the CRL in the Shingle Springs area to a smaller Rural Center or Town Core Area designation. EID's IWRMP and IWWMP demand projections are based on the current General Plan land use designations and Zoning Ordinance densities. The limits of both the existing and EID planned water and sewer infrastructure will not support the potential large increase in high-intensity compact urban and suburban type development that the current extensive area of the CRL encourages. SSCA, STP and NSS are engaging the Shingle Springs Community in an update of the 1977 Shingle Springs Community Area Plan that will serve as the best vision for the future of Shingle Springs as a predominantly rural community. We expect to bring our new Shingle Springs Community Area Plan forward for consideration by the Board of Supervisors in the next few months.

Thank you for the opportunity to comment on the proposed General Plan Initiation Process policy. Rest assured that SSCA, STP and NSS will continue to inform, engage and mobilize the Shingle Springs community in critical land use issues that impact the quality of life in Shingle Springs.



**COUNTY OF EL DORADO, CALIFORNIA
BOARD OF SUPERVISORS POLICY**

Subject: GENERAL PLAN AMENDMENT INITIATION PROCESS	Policy Number TBD - DRAFT	Page Number: Page 1 of 5
	Date Adopted: TBD	Revised Date:

BACKGROUND:

The El Dorado County General Plan is the comprehensive, long-term plan for the physical development of the county. State planning law requires the County to develop, adopt and maintain a legally adequate general plan, and provides for periodic monitoring, update and amendment of the general plan. The El Dorado County General Plan implements State planning law by providing for periodic monitoring of development activity and adjustment of the development potential of properties or modification of Community Region and Rural Center boundaries as the County deems necessary.

On April 4, 2011, the County completed the first five-year review following adoption of the General Plan. The County assessed prior activity and determined that the basic General Plan Assumptions, Strategies, Concepts and Objectives were still generally valid, and that land-use amendments would not be needed at this time. The County identified a number of General Plan policy revisions that would reinforce certain priorities including creation of jobs, provision of housing affordable to moderate-income households, retention of sales tax revenue, promotion and protection of agriculture and compliance with revisions in state law. The County initiated a Targeted General Plan Amendment to address the identified policy revisions.

State planning law permits general plan amendments to be initiated by the County or by a private party. A property owner may request a General Plan Amendment by submitting an application. Although a property owner has the right to submit amendment requests to the County, not all are worthy of study and consideration by County staff and the decision makers. Considering the significant investment that is required to initiate and process a development application, the Board has determined a procedure is needed to ensure that applicants are fully informed of the potential issues and risks associated with a privately initiated General Plan Amendment, and to provide a means to bring to an early conclusion



COUNTY OF EL DORADO, CALIFORNIA
BOARD OF SUPERVISORS POLICY

Subject: GENERAL PLAN AMENDMENT INITIATION PROCESS	Policy Number TBD - DRAFT Date Adopted: TBD	Page Number: Page 2 of 5 Revised Date:
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those amendment applications which are inconsistent with the major goals and policies of the General Plan or which are premature given the extent of current development activity.

This policy is issued to specify the manner in which amendments to the El Dorado County General Plan amendments sought by private parties shall be initiated pursuant to Government Code Section 65358, and General Plan Policies [2.9.1.1 through 2.9.1.6.]

POLICY:

It is the policy of the Board of Supervisors (Board) that any privately initiated General Plan amendment, [Specific Plan or Specific Plan amendment] proposing to change the land use designation to increase allowable residential densities shall require an "Initiation" hearing before the Board. The "Initiation" hearing is the first point of consideration by a decision maker and is intentionally limited in scope. The hearing shall focus on the fundamental question of whether the proposed change to the General Plan is worthy of further analysis based upon compliance with the Criteria described below in this section.

This is a limited decision and is neither an approval nor denial of the general plan amendment or development application. The Board will not discuss or consider the details of an accompanying development proposal, nor be swayed by the promise of a great development project.

The "Initiation" process allows the County to authorize an amendment application to proceed or to deny an application for amendment which is clearly inconsistent with major goals and policies of the General Plan, or premature in light of the overall implementation status of the General Plan. It also allows for early public awareness and involvement in the process as a whole. The process is similar to that followed for amendments initiated by the County, which require adoption of a "Resolution of Intention" to formally initiate the amendment.



**COUNTY OF EL DORADO, CALIFORNIA
BOARD OF SUPERVISORS POLICY**

Subject: GENERAL PLAN AMENDMENT INITIATION PROCESS	Policy Number TBD - DRAFT	Page Number: Page 3 of 5
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This policy shall apply both to general plan amendment, [specific plans and specific plan amendment] applications submitted after the effective date of this policy, as well as applications submitted prior to, but not approved as of the effective date of the policy.

"General Plan Amendment Initiation Process"

An applicant shall submit a written request to initiate a General Plan amendment to the Community Development Agency. The request shall include the following items:

1. A description of the proposed General Plan Amendment [specific plans and specific plan amendment] including a discussion of the elements and policies to be amended, the reasons for the amendment, and compliance with the criteria below;
2. Vicinity and Location Maps, if land use changes are proposed;
3. Site plan(s) showing existing and proposed general plan land use designations for the subject property and surrounding properties;
4. Optional exhibits, such as photographs or aerial photographs.

A staff report shall be prepared by staff and the request shall be referred to the Board of Supervisors for a hearing [within 60 days] from date of complete application to evaluate whether the application complies with the criteria identified below.

Criteria for Initiation of General Plan Amendments

An application for General Plan amendment shall be referred to the Board for a hearing to

evaluate whether the application complies with the following criteria:

1. The amendment request is consistent with the principal goals and objectives of the



**COUNTY OF EL DORADO, CALIFORNIA
BOARD OF SUPERVISORS POLICY**

Subject: GENERAL PLAN AMENDMENT INITIATION PROCESS	Policy Number TBD - DRAFT	Page Number: Page 4 of 5
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general plan, and

2. The proposed amendment meets one or more of the following goals and objectives:
 - A. Increases employment opportunities within El Dorado County;
 - B. Promotes the development of housing affordable to moderate income households;
 - C. Provides additional opportunities to retain retail sales and sales tax revenues within El Dorado County;
 - D. Protects and enhances the agricultural and natural resource industries;
 - E. Is necessary to comply with changes in state or federal law; and
3. Public infrastructure, facilities and services appear to be available to serve the proposed increase in density/intensity without adverse impact to other planned development consistent with the General Plan, or the additional public infrastructure, facilities and services can be feasibly be provided by the proposed development as part of the amendment process.

[A. No General Plan Amendment shall be given initial approval unless there are sufficient existing water and sewer connections available to serve the project as stated in EID's most recent annual report. Exceptions shall be considered only if developers make adequate arrangements to secure full funding of the cost of any](#)

system expansions necessary to serve the project without risk to current EID ratepayers.

B. Current EID available water and sewer connections not utilized for existing approved undeveloped residential parcels shall be reserved for new long-term, locally-based job growth and commercial sales-tax generating projects.

C. No General Plan Amendment should be given initial approval unless the Travel Demand Model and/or other reliable expert analysis demonstrates that no LOS F traffic conditions will be created on County roads or state highways as a result of the project.

4. General Plan Amendments for a residential, commercial or industrial urban or suburban type development project outside of Community Region Lines or Rural Centers as established in the General Plan or as they may be amended by Board initiative shall be presumptively denied. Modification of Community Region Lines or Rural Center Boundaries shall be reserved exclusively to Board of Supervisors initiative. Expansion of Community Region Line or Rural Center boundaries shall only be considered as part of regular five-year reviews of the General Plan, and only approved if there is compelling evidence that the General Plan policies cannot be achieved unless additional land must be included within CRLs or Rural Centers.

Exemptions

General Plan amendments necessary to correct technical errors or mapping errors, to facilitate the development of qualified housing projects available to very low or low income households, to protect the public health and safety or to comply with the requirements of state or federal law are exempt from the provisions of this policy. ~~[other exemptions may include smaller projects such as project within areas less than 80 acres and/or increase fewer than 100 dwelling units].~~



COUNTY OF EL DORADO, CALIFORNIA
BOARD OF SUPERVISORS POLICY

Subject:
GENERAL PLAN AMENDMENT INITIATION
PROCESS

Policy Number
TBD - DRAFT

Page Number:
Page 5 of 5

Date Adopted:
TBD

Revised Date:

~~**SUNSET DATE:** This Board Policy shall expire on the earlier of the date the County provides notice to the public of commencement of the 2016 General Plan five-year review cycle, or January 1, 2016.~~

DRAFT



Shawna Purvines <shawna.purvines@edcgov.us>

General Plan Amendment Initiation Process

1 message

Lindell Price <lindellprice@gmail.com>

Wed, Jul 24, 2013 at 2:50 PM

To: Shawna Purvines <shawna.purvines@edcgov.us>

I generally support the proposed General Plan Amendment Initiation Process.

Page 1 - Regarding "priorities including creation of jobs", I suggest adding a word such as "sustainable" or "ongoing" to make it clear that the jobs related to the construction of the project are not sufficient to meet the job creation criteria.

Page 2 under POLICY - Expand the General Plan amendments requiring the "Initiation" process to include reducing or changing commercial, industrial, Research & Development, or similar land uses, or to reducing residential density. It is important to insure that the goals of increasing jobs, reducing retail leakage, as well as preserving and promoting natural resources and agriculture are not inappropriately compromised.

Page 3 under "General Plan Amendment Initiation Process" be sure that the time limit is sufficient for the staff to prepare a report, and for the Supervisors to schedule a hearing.

Page 4 under EXEMPTIONS Give careful consideration to the size of projects that are exempt. While it may be wise to allow some small projects to proceed with the General Plan amendment process, 80 acres, or 100 dwellings criteria are too large.

Lindell Price

(916) 804-7316

Kevin Cooksy
3161 Granada Drive
Cameron Park, CA 95682

13 JUL 25 AM 11:23
RECEIVED
PLANNING DEPARTMENT

July 24, 2013

Shawna Purvines
El Dorado County
2850 Fairlane Court
Placerville, CA 95667

Dear Ms. Purvines:

Please accept this comment on the draft General Plan Amendment Initiation Process Policy posted on the County's website.

I am greatly concerned that the County's 2004 general plan is less than 10 years into its implementation, but the county is now faced with what appears to be a rampant effort by private developers to obtain extensive general plan amendments. I appreciate and agree with the bold sentence on page 2 of the June 21, 2013 staff report, which emphasizes that of the many large development projects coming forward – **"none of the projects conform to the adopted land use element of the 2004 General Plan."** This leaves the average County resident with the distinct impression that some view the 2004 General Plan land use designations as merely a minor paperwork hinderance and not the "comprehensive, long-term plan for the physical development of the County. . ." that all residents and property owners should respect and abide by.

I support the proposed approach of requiring *all* development projects seeking a general plan amendment, including projects with applications pending such as San Stino, Marble Valley, and Lime Rock, to be subject to an initiation process that involves at least these steps:

- (1) An application form that requires the project proponent to plainly and objectively identify the number of units that would be permitted under the existing general plan and the number of units that would be permitted under the proposed general plan amendment. For example, it would be helpful to the public and in the interest of transparency if the form could require identification on the first page as follows:

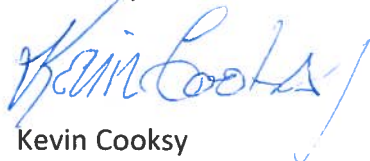
_____ number of units that would be allowed on site under current General Plan land use designations

___ number of units proposed on site via general plan amendment

- (2) An application form that requires the project proponent to plainly identify the rationale or basis for the general plan amendment to the density being proposed
- (3) A requirement that the project proponent provide mailed notice to residents and property owners within 5 miles of the proposed development (in light of rural nature of many of these proposals) AND requirement that project proponent publish information in the Mountain Democrat.
- (4) A requirement that the Board of Supervisors hearing on the proposal be scheduled to occur either both during the day or during the evening, to ensure that working County residents have an opportunity to participate.

I appreciate the opportunity to provide these suggestions and I offer them in good faith in an attempt to productively help shape what could be a very useful process for the Board of Supervisors and the public. It is very important to support and uphold the County's General Plan, which was an expensive and contentious General Plan to achieve. If the plan as a whole, and in particular the land use element, has such a short shelf life as to be irrelevant in less than ten years and subject to massive ad hoc amendment, it regrettably seems like the County will be back to where it was in the mid to late 1990s. The General Plan Amendment Initiation process, if developed carefully, could be quite helpful in avoiding turning back the clock.

Sincerely,



Kevin Cooksy
+20 year Cameron Park resident



Shawna Purvines <shawna.purvines@edcgov.us>

(no subject)

1 message

Lisa Tomaino <ltomaino@sbcglobal.net>

Thu, Jul 25, 2013 at 6:22 AM

To: "shawna.purvines@edcgov.us" <shawna.purvines@edcgov.us>

"I support the requirement for a pre-review process by the Board of Supervisors on large residential development projects needing General Plan amendments, which would include currently proposed but not yet approved projects. In this way, any projects that deviate significantly from County land use policy can be rejected up front, and thus can save the Board, county staff and the public, time and taxpayers dollars. "

Sent from my iPhone



Shawna Purvines <shawna.purvines@edcgov.us>

Respect existing communities in new development decisions

1 message

Greg Prada <gprada@comcast.net>

Thu, Jul 25, 2013 at 6:51 AM

To: shawna.purvines@edcgov.us

Cc: "bosone@edcgov.us" <bosone@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>, "bosthree@edcgov.us" <bosthree@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bosfive@edcgov.us" <bosfive@edcgov.us>

Dear Ms. Purvines and El Dorado County Board of Supervisors,

Passing new development over the will of the neighboring existing communities is wrong. It further is bad government placing the desires of a few over the senior rights of entire existing neighboring communities to preserve the property rights and lifestyle for which they have paid taxes for many years.

And don't forget that the so called "newbies" over the past dozen years collectively have paid hundreds of millions of dollars of fees for schools, road improvements and traffic mitigation, water and sewer hook-up fees, etc. Those hundreds of millions of dollars weren't all spent in the new development communities but instead also have funded improvements and services benefitting the entire county. So don't dismiss the "newbies" as somehow not entitled to have their desires given equal weight to long term El Dorado County citizens.

El Dorado County's existing citizenry deserve that their County government places interests of existing communities above those of the few who want to do something different with their land. Think of it as somewhat analogous to the principle of eminent domain, but from the perspective of the surrounding community.

For the foregoing considerations, I support the requirement for a pre-review process by the Board of Supervisors on large residential development projects needing General Plan amendments, which would include currently proposed but not yet approved projects. In this way, any projects that deviate significantly from County land use policy can be rejected up front, and thus can save the Board, county staff and the public, time and taxpayers dollars.

Respectfully,

Greg Prada

Cameron Park



Shawna Purvines <shawna.purvines@edcgov.us>

Fwd: General Pland Amendment Initiation Policy

1 message

Kimberly Kerr <kimberly.kerr@edcgov.us>
To: Shawna Purvines <shawna.purvines@edcgov.us>

Thu, Jul 25, 2013 at 9:26 AM

Kim Kerr
Assistant County Administrative Officer
Acting Community Development Agency Director
El Dorado County
330 Fair Lane
Placerville, CA 95682
CAO Phone (530) 621-7695
CDA (530) 621-5914

----- Forwarded message -----

From: "Terry Auch" <terryauch@gmail.com>
Date: Jul 25, 2013 9:14 AM
Subject: General Pland Amendment Initiation Policy
To: <kimberly.kerr@edcgov.us>
Cc:

I support the requirement for a pre-review process by the Board of Supervisors on large residential development projects needing General Plan amendments, which would include currently proposed but not yet approved projects. In this way, any projects that deviate significantly from County land use policy can be rejected up front, and thus can save the Board, county staff and the public, time and taxpayers dollars.

These projects are clearly not in the interest of local residents - they add to the community problems we already struggle with, water shortages, polution, traffic congestion, noise etc.

Sincerely, Terry Auch

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Thank you.



Shawna Purvines <shawna.purvines@edcgov.us>

Support for a Pre-review Policy

1 message

Briana Finley-Link <briana@finley-link.com>

Thu, Jul 25, 2013 at 12:15 PM

To: shawna.purvines@edcgov.us

Cc: bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us, kimberly.kerr@edcgov.us

Dear Shawna Purvines:

My name is Briana Finley-Link. My husband and I are long-term residents of the County. My husband, Allen R. Link, is a retired administrative law judge. He moved here in the 1970's to raise his children, while he commuted to Sacramento to hear public labor law cases. I am a business law attorney, and commercial property appraiser, who moved up from Los Angeles to join him in 1995. Since then, we have lived in a home in the Ridgeview Community of El Dorado Hills.

We both moved here for the lifestyle, and we are very opposed to a number of high density projects that have been submitted recently to the County. We are in complete agreement with the following statement drafted by the Green Valley Alliance: *"We support the requirement for a pre-review process by the Board of Supervisors on large residential development projects needing General Plan amendments, which would include currently proposed but not yet approved projects. In this way, any projects that deviate significantly from County land use policy can be rejected up front, and thus can save the Board, county staff and the public, time and taxpayers dollars."*

Sincerely,

Briana Finley-Link,

and Allen R. Link

Ridgeview Residents at

13-0793 2B 65 of 181

8/30/13

Edcgov.us Mail - Support for a Pre-review Policy

3469 Patterson Way,

El Dorado Hills, CA 95762

briana@finley-link.com

916.933.4599



Shawna Purvines <shawna.purvines@edcgov.us>

Fwd: General Plan Amendment Initiation Policy

1 message

Kimberly Kerr <kimberly.kerr@edcgov.us>
To: Shawna Purvines <shawna.purvines@edcgov.us>

Thu, Jul 25, 2013 at 1:01 PM

Kim Kerr
Assistant Chief Administrative Officer
Acting Community Development Agency Director

Contact Chief Administrative Office/Risk
County of El Dorado
Chief Administrative Office
330 Fair Lane
Placerville, CA 95667
(530) 621-7695

Contact CDA Director:
County of El Dorado
Community Development Agency
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5914

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----- Forwarded message -----

From: **Terry Auch** <terryauch@gmail.com>
Date: Thu, Jul 25, 2013 at 9:13 AM
Subject: General Plan Amendment Initiation Policy
To: kimberly.kerr@edcgov.us

I support the requirement for a pre-review process by the Board of Supervisors on large residential development projects needing General Plan amendments, which would include currently proposed but not yet approved projects. In this way, any projects that deviate significantly from County land use policy can be rejected up front, and thus can save the Board, county staff and the public, time and taxpayers dollars.

These projects are clearly not in the interest of local residents - they add to the community problems we already struggle with, water shortages, pollution, traffic congestion, noise etc.

Sincerely, Steven J. Auch

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Thank you.



Shawna Purvines <shawna.purvines@edcgov.us>

draft General Plan Amendment Initiation Policy

1 message

Kelle Reve <kellehernandez@sbcglobal.net>

Thu, Jul 25, 2013 at 2:21 PM

Reply-To: Kelle Reve <kelrev@att.net>

To: "shawna.purvines@edcgov.us" <shawna.purvines@edcgov.us>

Cc: "kimberly.kerr@edcgov.us" <kimberly.kerr@edcgov.us>, "bosone@edcgov.us" <bosone@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>, "bostthree@edcgov.us" <bostthree@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bosfive@edcgov.us" <bosfive@edcgov.us>

July 25, 2013

Shawna Purvines
Community Development Services
2850 Fairlane Ct
Placerville, CA 95667

RE: Public Comment: Draft General Plan Amendment Initiation Process Policy

Dear Ms. Purvines:

I support the requirement for a pre-review process by the Board of Supervisors on large residential development projects needing General Plan amendments, which would include currently proposed but not yet approved projects (EDC project list, document: **13-0793 B 1 of 1, ATTACHED**).

Policy language should clearly state that any pre-approval by the board shall in no way constitute an approval of the project or an obligation by the county to approve the project in the future.

Sincerely,

Kelle Reve Hernandez

cc Board of Supervisors

Kim Kerr, Assistant CAO and Acting CDA Director

**County reference document.docx**

94K

Pending General Plan Amendment and Specific Plan Applications

Name	Location	Land Use Change	Description	Acres
Noland	Sly Park	MDR to LDR/R3A to RE-5	Reduce density for 3 lots	15
Ponte Palermo	Cameron Park	MFR/HDR to C RE-10-PD to C-PD and OS	Phase 2 of CP Congregate Care facility	40.8
Latrobe Market	Latrobe	HDR to C/RE-10 to C	Market and Deli in Latrobe	1.4
Valley View Lot V	El Dorado Hills	Amendment Adopted Plan	Specific plan amendment from mixed use to core residential; subdivision to create 70 lots	10.8
Valley View Lot X	El Dorado Hills	Amendment Adopted Plan	Specific plan amendment from village center use to core residential; subdivision to create 61 lots	7.9
Valley View Lot W	El Dorado Hills	Amendment Adopted Plan	Specific plan amendment from village center use to core residential; subdivision to create 73 lots	9.7
Stonehenge	Diamond Springs	MFR to HDR (part of project)	TM to create 361 lots	143.8
Tilden Park	Shingle Springs	MDR to HDR/C	TM to create 14 lots and 8.2 acres of commercial including hotel	12
Dixon Ranch	El Dorado Hills	LDR to HDR/MDR/LDR/OS	TM to create 605 residential lots	280
San Stino	Shingle Springs	LDR to HDR/MDR/OS	TM to create 1041 residential units	645
Lime Rock Valley	Shingle Springs	RR/OS to Adopted Plan	Specific Plan creating 800 residential units and open space	740
Marble Valley	Cameron Park/El Dorado Hills	LDR/OS/TR to Adopted Plan	Specific Plan creating 3236 residential units, 475,000 sq. ft. of commercial, public facilities and open space	2341
Central El Dorado Hills	El Dorado Hills	OS/HDR/MFR/AP to Adopted Plan	Specific Plan creating 1028 residential units, 50,000 sq. ft. of commercial, and open space	256



Shawna Purvines <shawna.purvines@edcgov.us>

General Plan Initiation Process

1 message

Gsrla <gsrla.treas@sbcglobal.net>

Thu, Jul 25, 2013 at 2:21 PM

To: "shawna.purvines@edcgov.us" <shawna.purvines@edcgov.us>

Cc: "bosone@edcgov.us" <bosone@edcgov.us>, brigg <bosfour@edcgov.us>, santiago <bosfive@edcgov.us>, veerkmp <bosthree@edcgov.us>, "kimberly.kerr@edcgov.us" <kimberly.kerr@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>

July 25, 2013

Shawna Purvines
Community Development Services
2850 Fairlane Ct
Placerville, CA 95667

RE: Public Comment: Draft General Plan Amendment Initiation Process Policy

Dear Ms. Purvines:

I support the requirement for a pre-review process by the Board of Supervisors on large residential development projects needing General Plan amendments, which would include currently proposed but not yet approved projects (EDC project list, document: **13-0793 B 1 of 1**).

Policy language should clearly state that any pre-approval by the board shall in no way constitute an approval of the project or an obligation by the county to approve the project in the future.

Sincerely,

Ray and Betty Peterson
Rescue CA

cc Board of Supervisors
Kim Kerr, Assistant CAO and Acting CDA Director





Shawna Purvines <shawna.purvines@edcgov.us>

Public Comment: Draft General Plan Amendment Initiation Process Policy

1 message

zalaywan@aol.com <zalaywan@aol.com>

Thu, Jul 25, 2013 at 5:21 PM

To: shawna.purvines@edcgov.us

Cc: kimberly.kerr@edcgov.us, bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us

July 25, 2013

Shawna Purvines
Community Development Services
2850 Fairlane Ct
Placerville, CA 95667

RE: Public Comment: Draft General Plan Amendment Initiation Process Policy

Dear Ms. Purvines:

I support the requirement for a pre-review process by the Board of Supervisors on large residential development projects needing General Plan amendments, which would include currently proposed but not yet approved projects (EDC project list, document: **13-0793 B 1 of 1**).

Policy language should clearly state that any pre-approval by the board shall in no way constitute an approval of the project or an obligation by the county to approve the project in the future.

Sincerely,

Deborah Alaywan
El Dorado Hills Resident

cc Board of Supervisors
Kim Kerr, Assistant CAO and Acting CDA Director



Shawna Purvines <shawna.purvines@edcgov.us>

GENERAL PLAN INITIATION AMENDMENT POLICY

1 message

JOANNE JARDINE <ken-joanne@sbcglobal.net>

Thu, Jul 25, 2013 at 9:04 PM

Reply-To: JOANNE JARDINE <ken-joanne@sbcglobal.net>

To: "shawna.purvines@edcgov.us" <shawna.purvines@edcgov.us>, bosone <bosone@edcgov.us>, bostow <bost@edcgov.us>, bosthree <bosthree@edcgov.us>, bosfour <bosfour@edcgov.us>, bosfive <bosfive@edcgov.us>, Kim Kerr <kimberly.kerr@edcgov.us>

I support the requirement for a pre-review process by the Board of Supervisors on large residential development projects needing General Plan amendments, which would include currently proposed but not yet approved projects. In this way, any projects that deviate significantly from County land use policy can be rejected up front, and thus can save the Board, county staff and the public, time and taxpayers dollars.

Sincerely, Joanne Jardine



Shawna Purvines <shawna.purvines@edcgov.us>

Public Comment: Draft General Plan Amendment Initiation Policy

1 message

sjfinch13@aol.com <sjfinch13@aol.com>

Fri, Jul 26, 2013 at 8:48 AM

To: shawna.purvines@edcgov.us, bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us, kimberly.kerr@edcgov.us

Dear Gentlepersons:

I support the requirement for a pre-review process by the Board of Supervisors on large residential development projects needing General Plan amendments, which would include currently proposed, but not yet approved projects. In this way, any projects that deviate significantly from County land use policy can be rejected up front, and thus can save the Board, county staff and the public, time and taxpayers dollars.

Sincerely,

S. H. Finch



Shawna Purvines <shawna.purvines@edcgov.us>

Subject: Comment on Draft General Plan Initiation Policy, File #13-0793

1 message

steve-koss@comcast.net <steve-koss@comcast.net>

Fri, Jul 26, 2013 at 1:32 PM

To: shawna.purvines@edcgov.us

Cc: bosone@edcgov.us, bosthree@edcgov.us, bosfive@edcgov.us, bosfour@edcgov.us, bostwo@edcgov.us, edc.cob@edcgov.us

Dear Ms. Purvines,

I encourage the Board to approve the Draft General Plan Initiation Policy, File #13-0793, as soon as possible, preferably with the suggested revisions made by Shingle Springs Community Alliance, Stop Tilden Park, and No San Stino. The policy will give the public a much needed opportunity to engage at an early stage of the application process.

Thank you,

Steven R. Koss
Shingle Springs, Ca
530-651-3842



Shawna Purvines <shawna.purvines@edcgov.us>

Comment on Draft General Plan Initiation Policy, File #13-0793

1 message

Bob Caldwell <rcjc4@sbcglobal.net>

Fri, Jul 26, 2013 at 1:59 PM

To: shawna.purvines@edcgov.us

Cc: bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us, roger.trout@edcgov.us, edc.cob@edcgov.us

Dear Ms. Purvines,

I encourage the Board to approve the Draft General Plan Initiation Policy, File #13-0793, as soon as possible, preferably with the suggested revisions made by Shingle Springs Community Alliance, Stop Tilden Park, and No San Stino. The policy will give the public a much needed opportunity to engage at an early stage of the application process.

Thank you,

Robert H. Caldwell

4248 Lorrain St.

Shingle Springs CA 9568i2



Shawna Purvines <shawna.purvines@edcgov.us>

Comment on Draft General Plan Initiation Policy, File #13-0793

1 message

steve clark <jsclark58@gmail.com>

Fri, Jul 26, 2013 at 3:39 PM

To: shawna.purvines@edcgov.us

Cc: bosfour@edcgov.us, bosfive@edcgov.us, roger.trout@edcgov.us, bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, edc.cob@edcgov.us, Lori at Shingle Springs Community Alliance <info@shinglespringscommunityalliance.com>

Subject: Comment on Draft General Plan Initiation Policy, File #13-0793

Dear Ms. Purvines and Board Members,

I encourage the Board to approve the Draft General Plan Initiation Policy, File #13-0793, as soon as possible, preferably with the suggested revisions made by Shingle Springs Community Alliance,. The policy will give the public a much needed opportunity to engage at an early stage of the application process. As a property owner next to the proposed San Stino development I was Amazed that my neighbors just 700 feet from the fence line got no notification of the plan to put 1000 + homes right next to me, that's not even to the road on our drive way, yes not even to Old French Town rd. 2 of us next to the fence got a letter form you guys ,Nice don't you think? Hundreds of people more than 600 feet from the project heard nothing! Thank God for the Shingle Springs Community Alliance We need to stop things early that make no sense. The Board knows our streets can't handle it, but they still let the developer move forward ,Why? In 2004 I and a few of my neighbors wanted to rezone from 10Ac. Down to just 5 Ac to match the 400+ Ac right behinds us that is zoned all 5 ac. We were told that the General Plan would not be changed and we were out of luck! Wow guess it was in the counties best interest to keep 4 families locked into 1 House per 10Ac and let their Parents not be able to move up here with the families and put a house in their names on the books. Talk about feeling Discriminated by.

I hope that the county will open their eyes to what the citizens of Shingle Springs want and not just how much money they are going to make by doing you know what to us. I ask you to Keep the Zoning as is 5 Ac 1 house, do not bring in anything more!

Thank you,

Steve Clark

Shingle Springs Ca.



Shawna Purvines <shawna.purvines@edcgov.us>

Comment on Draft General Plan Initiation Policy, File #13-0793

1 message

Dan DeJager <dddejager@yahoo.com>

Fri, Jul 26, 2013 at 8:43 PM

Reply-To: Dan DeJager <dddejager@yahoo.com>

To: "bosone@edcgov.us" <bosone@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>, "bostthree@edcgov.us" <bostthree@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bosfive@edcgov.us" <bosfive@edcgov.us>, "roger.trout@edcgov.us" <roger.trout@edcgov.us>, "edc.cob@edcgov.us" <edc.cob@edcgov.us>, "shawna.purvines@edcgov.us" <shawna.purvines@edcgov.us>

I encourage the Board to approve the Draft General Plan Initiation Policy, File #13-0793, as soon as possible, preferably with the suggested revisions made by Shingle Springs Community Alliance, Stop Tilden Park, and No San Stino. The policy will give the public a much needed opportunity to engage at an early stage of the application process.

Thank you,

Dan DeJager
Shingle Springs, CA



Shawna Purvines <shawna.purvines@edcgov.us>

Comment on Draft General Plan Initiation Policy, File #13-0793

1 message

Javad Tayebi <jtayebi@gmail.com>

Sat, Jul 27, 2013 at 6:01 AM

To: shawna.purvines@edcgov.us

Cc: bostwo@edcgov.us, bostthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us, Roger Trout <roger.trout@edcgov.us>, edc.cob@edcgov.us

Dear Ms. Purvines,

I encourage the Board to approve the Draft General Plan Initiation Policy, File #13-0793, as soon as possible, preferably with the suggested revisions made by Shingle Springs Community Alliance, Stop Tilden Park, and No San Stino. The policy will give the public a much needed opportunity to engage at an early stage of the application process.

Thank you,

Javad Tayebi

5376 Marybelle Lane,
Shingle Springs, CA 95682

"Not only in our deeds, but in our words we would do well to consider how what we say and do affects other people, particularly the people we care most about.



Shawna Purvines <shawna.purvines@edcgov.us>

Approve the Draft General Plan Initiation Policy

1 message

Judy Eberlein <jmecoupons101@gmail.com>

Sat, Jul 27, 2013 at 10:10 AM

To: shawna.purvines@edcgov.us

Dear Ms. Purvines,

I encourage the Board to approve the Draft General Plan Initiation Policy, File #13-0793, as soon as possible, preferably with the suggested revisions made by Shingle Springs Community Alliance, Stop Tilden Park, and No San Stino. The policy will give the public a much needed opportunity to engage at an early stage of the application process.

Thank you,

Judy Eberlein
Shingle Springs, CA.



Shawna Purvines <shawna.purvines@edcgov.us>

General plan initiation policy #13-0793

1 message

Frank Liebert <sugit@pacbell.net>

Sat, Jul 27, 2013 at 4:14 PM

To: shawna.purvines@edcgov.us

Dear Ms. Purvines,

As a long time El Dorado County resident I encourage the Board to approve the Draft General Plan Initiation Policy, File #13-0793 preferably with the revisions suggested by the Shingle Springs Community Alliance, Stop Tilden Park and No San Stino. The policy would give the public the opportunity to engage at the early stages of the application. This would also give the public and the developer a chance to vent any problems at an early stage to expedite the project and to workout issues with the BOS.

Thank you so much.

Frank Liebert
4590 French Creek Rd
Shingle Springs, Ca 95682



Shawna Purvines <shawna.purvines@edcgov.us>

Subject: Comment on Draft General Plan Initiation Policy, File #13-0793

1 message

steve cogburn <roostercogburn99@gmail.com>

Sun, Jul 28, 2013 at 6:28 AM

To: shawna.purvines@edcgov.us, bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us, roger.trout@edcgov.us, edc.cob@edcgov.us

Dear Ms. Purvines,

I encourage the Board to approve the Draft General Plan Initiation Policy, File #13-0793, as soon as possible, preferably with the suggested revisions made by Shingle Springs Community Alliance, Stop Tilden Park, and No San Stino. The policy will give the public a much needed opportunity to engage at an early stage of the application process.

Thank you,

Maggie Cogburn

4628 French Creek Rd.

Shingle Springs Ca.95682



Shawna Purvines <shawna.purvines@edcgov.us>

Comment on Draft General Plan Initiation Policy, File #13-0793

1 message

Susan Statti <susanstatti@gmail.com>

Sun, Jul 28, 2013 at 6:03 PM

To: shawna.purvines@edcgov.us

Dear Ms. Purvines,

I'm sending a quick note to encourage the Board to listen to the community and approve the Draft General Plan Initiation Policy, File #13-0793, as soon as possible, preferably with the suggested revisions made by Shingle Springs Community Alliance, Stop Tilden Park, and No San Stino. The policy will give the public a much needed opportunity to engage at an early stage of the application process.

Thank you,

Susan Statti
1923 Desperation Drive
Shingle Springs, CA 95682



Shawna Purvines <shawna.purvines@edcgov.us>

Comment on Draft General Plan Initiation Policy, File #13-0793

1 message

Marilyn Callaway <mrc@directcon.net>

Mon, Jul 29, 2013 at 9:53 AM

To: shawna.purvines@edcgov.us

Dear Ms. Purvines,

I encourage the Board to approve the Draft General Plan Initiation Policy, File #13-0793, as soon as possible, preferably with the suggested revisions made by Shingle Springs Community Alliance, Stop Tilden Park, and No San Stino. The policy will give the public a much needed opportunity to engage at an early stage of the application process.

Thank you,

Danny and Marilyn Callaway
1950 Desperation Drive
Shingle Springs

July 25, 2013

Shawna Purvines
Community Development Services
2850 Fairlane Ct
Placerville, CA 95667

13 JUL 29 AM 11:24
RECEIVED
PLANNING DEPARTMENT

RE: Public Comment: Draft General Plan Amendment Initiation Process Policy

Dear Ms. Purvines:

I support the requirement for a pre-review process by the Board of Supervisors on large residential development projects needing General Plan amendments, which would include currently proposed but not yet approved projects (EDC project list, document: 13-0793 B 1 of 1).

Policy language should clearly state that any pre-approval by the board shall in no way constitute an approval of the project or an obligation by the county to approve the project in the future.

Sincerely,

Robin F. Fine-Weinberger, Esq.
4033 Morningview Way
El Dorado Hills, CA 95762



cc Board of Supervisors
Kim Kerr, Assistant CAO and Acting CDA Director

July 26, 2013

Shawna Purvines
Community Development Services
2850 Fairlane Ct
Placerville, CA 95667

13 JUL 29 AM 11:24
RECEIVED
PLANNING DEPARTMENT

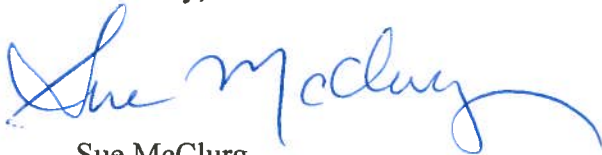
RE: Public Comment: Draft General Plan Amendment Initiation Process Policy

Dear Ms. Purvines:

I am writing to express my support for the requirement for a pre-review process by the Board of Supervisors on large residential development projects needing General Plan amendments, which would include currently proposed but not yet approved projects (EDC project list, document: 13-0793 B 1 of 1).

Policy language should clearly state that any pre-approval by the Board shall in no way constitute an approval of the project or an obligation by the county to approve the project in the future.

Sincerely,



Sue McClurg
1871 Carl Road
Rescue, CA 95672
Green Springs Ranch

cc Board of Supervisors
Kim Kerr, Assistant CAO and Acting CDA Director

Pending General Plan Amendment and Specific Plan Applications

Name	Location	Land Use Change	Description	Acres
Noland	Sly Park	MDR to LDR/R3A to RE-5	Reduce density for 3 lots	15
Ponte Palermo	Cameron Park	MFR/HDR to C RE-10-PD to C-PD and OS	Phase 2 of CP Congregate Care facility	40.8
Latrobe Market	Latrobe	HDR to C/RE-10 to C	Market and Deli in Latrobe	1.4
Valley View Lot V	El Dorado Hills	Amendment Adopted Plan	Specific plan amendment from mixed use to core residential; subdivision to create 70 lots	10.8
Valley View Lot X	El Dorado Hills	Amendment Adopted Plan	Specific plan amendment from village center use to core residential; subdivision to create 61 lots	7.9
Valley View Lot W	El Dorado Hills	Amendment Adopted Plan	Specific plan amendment from village center use to core residential; subdivision to create 73 lots	9.7
Stonehenge	Diamond Springs	MFR to HDR (part of project)	TM to create 361 lots	143.8
Tilden Park	Shingle Springs	MDR to HDR/C	TM to create 14 lots and 8.2 acres of commercial including hotel	12
Dixon Ranch	El Dorado Hills	LDR to HDR/MDR/LDR/OS	TM to create 605 residential lots	280
San Stino	Shingle Springs	LDR to HDR/MDR/OS	TM to create 1041 residential units	645
Lime Rock Valley	Shingle Springs	RR/OS to Adopted Plan	Specific Plan creating 800 residential units and open space	740
Marble Valley	Cameron Park/El Dorado Hills	LDR/OS/TR to Adopted Plan	Specific Plan creating 3236 residential units, 475,000 sq. ft. of commercial, public facilities and open space	2341
Central El Dorado Hills	El Dorado Hills	OS/HDR/MFR/AP to Adopted Plan	Specific Plan creating 1028 residential units, 50,000 sq. ft. of commercial, and open space	256



Shawna Purvines <shawna.purvines@edcgov.us>

Comment on Draft General Plan Initiation Policy, File #13-0793

1 message

Gail P Cone <gpcwoodwk@gmail.com>

Mon, Jul 29, 2013 at 11:29 AM

To: shawna.purvines@edcgov.us

Cc: bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us, roger.trout@edcgov.us, edc.cob@edcgov.us

Dear Ms. Purvines,

I implore the El Dorado County Board to approve the Draft General Plan Initiation Policy, File #13-0793, as soon as possible, with the suggested revisions made by Shingle Springs Community Alliance, Stop Tilden Park, and No San Stino. We need a government policy that will give the public a much needed opportunity to engage at an early stage of the application process. We didn't move to Shingle Springs to watch the area become yet another urban web of humanity. Some people like the ant hill environment, we do not, and chose the area because it represented the environmental balance and quiet we were looking for. We strongly support the keep Shingle Springs area rural philosophy.

Thank you,

Gail and Karen Cone

South Shingle Springs area.



Shawna Purvines <shawna.purvines@edcgov.us>

General Plan Amendment Initiation Process Proposed Policy, File #13-0793

1 message

Langley, Cheryl@CDPR <Cheryl.Langley@cdpr.ca.gov>

Mon, Jul 29, 2013 at 3:58 PM

To: "Shawna.purvines@edcgov.us" <Shawna.purvines@edcgov.us>

Cc: "bosfive@edcgov.us" <bosfive@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bosthree@edcgov.us" <bosthree@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>, "bosone@edcgov.us" <bosone@edcgov.us>, "roger.trout@edcgov.us" <roger.trout@edcgov.us>, "edc.cob@edcgov.us" <edc.cob@edcgov.us>

Please see attached comments regarding the proposed General Plan amendment initiation proposed policy, File #13-0793.

**GPAmendment.Initiation.docx**

18K

RE: General Plan Amendment Initiation Process, File #13-0793

Dear Ms. Purvines:

I agree with—and support—adoption of a Board Policy that would provide a means for the Board of Supervisors to bring an early conclusion to General Plan amendment applications that are “premature” or are inconsistent with the goals and policies of the General Plan (especially those that are coupled with a request for zoning changes that increase residential densities).

I support the following aspects of the draft policy:

- The new policy should apply to amendment applications “...submitted prior to, but not yet approved as of the effective date of the policy.”
- The policy should apply to Specific Plans and Specific Plan amendments.

I do not support the following:

- Exemptions for “certain qualified housing projects,” presumably very low, low, and moderate income housing. My thought is that developers may promote a housing project under the auspices of providing all (or a percentage of) low and moderate income housing, even if the project would otherwise be deemed inappropriate for a given area. I also believe such housing developments could be placed in areas of the County that are disastrous—such as where there is no employment within a reasonable commute.
- Exemptions for commercial, industrial, R&D, or similar land uses. I would have to know more about this, but it seems this could cause some problems in some communities. For instance, there are some industrial (and R&D, I believe) zoned property close to my property, and I’m not sure this land should reasonably be designated as such. (These properties are surrounded by low-density residential on Greenstone Road; historically “commercial” on this road was comprised of a single feed store serving local farmers.) It seems to me exclusion from the proposed review process gives landowners of these properties the ability to proceed with plans to modify land use to uses even less suitable to the area without initial review (e.g., R&D to industrial or commercial, or vice versa).
- The possible exemption of “smaller” projects of “...less than 80 acres and/or an increase of fewer than 100 dwelling units.” Even a project of this “small” size could be problematic for some communities. For instance, a project of 100 units would be considered a *big* project in Shingle Springs. However, I do understand the Board has to draw a line somewhere, and I have sympathy for this—there is a level at which the Board could become too bogged down by decision making at particular level. Because I don’t see the number of amendment applications submitted to the County, I have no feel for how much time would be required (comparatively) if the criteria were dropped to say, less than 20 acres/20 housing units, etc. (That being said, I have to wonder if developers might shift strategies and submit proposals for multiple “small” projects much to the detriment of “good planning” and the vitality of the communities in which they operate.)

Shingle Springs Community Alliance (SSCA) Comments

I support the comments submitted by the SSCA; specifically those related to development/infrastructure. Evaluation of available—or reasonably achievable developer financed infrastructure—is critical, and language supporting this determination as a condition of initial amendment approval should be included in the Board Policy.

In closing, I support this policy because I believe it could solve some problems. I have sympathy for County staff, the Board, and County residents that have to spend time on projects so obviously not suited to their target communities. I can say without fear of contradiction that as a resident it is *really difficult* to take the time out of your personal life and away from your job and family to “fight” for denial or modification of development proposals—and it is especially aggravating when the proposals are so obviously wrong-headed in the first place. Implementation of this policy would save County staff, Board members, residents—and developers—a good deal of time and angst.



Shawna Purvines <shawna.purvines@edcgov.us>

Comment on Draft General Plan Initiation Policy, File #13-0793

1 message

Bill Statti <bstatti@gmail.com>
To: shawna.purvines@edcgov.us

Mon, Jul 29, 2013 at 7:39 PM

Dear Ms. Purvines,

I strongly encourage the Board to approve the Draft General Plan Initiation Policy, File #13-0793, as soon as possible, preferably with the suggested revisions made by Shingle Springs Community Alliance, Stop Tilden Park, and No San Stino. The policy will give the public a much needed opportunity to engage at an early stage of the application process.

Thank you,

Bill Statti
1923 Desperation Drive
Shingle Spings, CA 95682



Shawna Purvines <shawna.purvines@edcgov.us>

Comment on Draft General Plan Initiation Policy, File #13-0793

1 message

Thelma White <wytrose@pacbell.net>

Mon, Jul 29, 2013 at 8:16 PM

Reply-To: Thelma White <wytrose@pacbell.net>

To: "shawna.purvines@edcgov.us" <shawna.purvines@edcgov.us>

Cc: "bosone@edcgov.us" <bosone@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>, "bosthree@edcgov.us" <bosthree@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bosfive@edcgov.us" <bosfive@edcgov.us>, "edc.cob@edcgov.us" <edc.cob@edcgov.us>

Dear Ms. Purvines:

Our family are residents of Shingle Springs, having moved here from the Bay Area to get away from the traffic congestion, school overcrowding, smog, bright lights, and crime. The absolute last thing we want is for all of what we'd purposely left behind to follow us to our lovely community! We heartily encourage the Board to approve the Draft General Plan Initiation Policy, File #13-0793, as soon as possible, preferably with the suggested revisions made by Shingle Springs Community Alliance, Stop Tilden Park, and No San Stino. Approval of this policy would give the public a much needed opportunity to engage in the growth activities of our community and voice our comments at an early stage of the application process in order to keep the integrity of our communities in tact.

We thank you for your consideration.

The White Family
Shingle Springs

Thank you for your consideration.



Shawna Purvines <shawna.purvines@edcgov.us>

Comment on Draft General Plan Initiation Policy, File #13-0793

1 message

Elizabeth Prelsniik <bprelsnik@sbcglobal.net> Tue, Jul 30, 2013 at 10:10 AM

Reply-To: Elizabeth Prelsniik <bprelsnik@sbcglobal.net>

To: "shawna.purvines@edcgov.us" <shawna.purvines@edcgov.us>

Cc: "bosone@edcgov.us" <bosone@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>, "bosthree@edcgov.us" <bosthree@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bosfive@edcgov.us" <bosfive@edcgov.us>, "roger.trout@edcgov.us" <roger.trout@edcgov.us>, "edc.cob@edcgov.us" <edc.cob@edcgov.us>

Dear Ms. Purvines,

I encourage the Board to approve the Draft General Plan Initiation Policy, File #13-0793, as soon as possible, preferably with the suggested revisions made by Shingle Springs Community Alliance, Stop Tilden Park, and No San Stino. The policy will give the public a much needed opportunity to engage at an early stage of the application process.

Thank you,

Elizabeth Prelsniik
4301 Vega Loop
Shingle Springs, CA 95682

Beth Prelsniik
Independent Consultant
530.409.5745
www.bethp.scentsy.us
I rep for Velata too!



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myesig.com



Shawna Purvines <shawna.purvines@edcgov.us>

Comment on Draft General Plan Initiation Policy, File #13-0793

1 message

Phil Prelsnik <pprelsnik@hotmail.com>

Tue, Jul 30, 2013 at 10:15 AM

To: "shawna.purvines@edcgov.us" <shawna.purvines@edcgov.us>

Cc: "bosone@edcgov.us" <bosone@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>, "roger.trout@edcgov.us" <roger.trout@edcgov.us>, "edc.cob@edcgov.us" <edc.cob@edcgov.us>, "bosthree@edcgov.us" <bosthree@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bosfive@edcgov.us" <bosfive@edcgov.us>

Dear Ms. Purvines,

I encourage the Board to approve the Draft General Plan Initiation Policy, File #13-0793, as soon as possible, preferably with the suggested revisions made by Shingle Springs Community Alliance, Stop Tilden Park, and No San Stino. The policy will give the public a much needed opportunity to engage at an early stage of the application process.

Thank you,

John Prelsnik
4301 Vega Loop
Shingle Springs, CA 95682



Shawna Purvines <shawna.purvines@edcgov.us>

Re: Draft General Plan Initiation Policy

1 message

The BOSTWO <bostwo@edcgov.us>

Tue, Jul 30, 2013 at 4:16 PM

To: David Pava <david@pava.com>

Bcc: shawna.purvines@edcgov.us

I will make your comments available to Supervisor Nutting and forward to Shawna Purvines. Shawna is the lead in our General Plan amendment process. She will gather the information and bring her recommendation before the Board of Supervisors for consideration. .

Thank you for being involved.

Thank you.

Kitty Miller on behalf of
Ray Nutting
El Dorado County Board of Supervisors
530) 621-5651

Thank you.

Kitty Miller on behalf of
Ray Nutting
El Dorado County Board of Supervisors
530) 621-5651

On Mon, Jul 29, 2013 at 2:25 PM, David Pava <david@pava.com> wrote:

Dear Mr. Nutting

I encourage the Board to approve the Draft General Plan Initiation Policy, File #13-0793, as soon as possible, preferably with the suggested revisions made by Shingle Springs Community Alliance, Stop Tilden Park, and No San Stino. The policy will give the public a much needed opportunity to engage at an early stage of the application process.

Thank you,

David Pava
4801 Jubilee Trail
Shingle Springs, CA 95682

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Thank you.



El Dorado Hills Area Planning Advisory Committee

1021 Harvard Way
El Dorado Hills, CA 95762

13 JUL 31 AM 9:59
RECEIVED
PLANNING DEPARTMENT

2013 Board Chair

John Hidahl

Vice Chair

Jeff Haberman

Secretary

Kathy Prevost

July 27, 2013

El Dorado County Planning Services
Attn: Shawna Purvines, Senior Planner
2850 Fairlane Court
Placerville, CA 95667

Subject: The proposed policy to require an "initiation" hearing before the Board of Supervisors for projects that increase the density of residential development beyond what is currently allowed in the General Plan. The initiation hearing provides an early opportunity for public discussion, and an upfront determination on whether a development application is worthy of additional consideration.

An APAC sub-committee met to review and discuss the proposed new policy and make a recommendation to the County.

The APAC subcommittee strongly supports the new proposed policy to review and make a decision up front on projects that requests a General Plan Amendments.

This policy would be beneficial to APAC and the public if the County makes an early decision on these types' projects. Projects that deviate significantly from County land use policy can be rejected up front, and thus can save the Board, county staff, APAC and the public, time and taxpayers dollars.

The projects that meet the States Subdivision Act requirements should be subject to this policy when requesting GP amendment (subject to policy exemptions). Any currently proposed project, but not yet approved that meets the state criteria would be subject to the amendment

The new policy language on page 2 paragraph 2 should be rewritten and include any pre-approval by the board shall in no way constitute an approval of the project or an obligation by the county to approve the project in the future.

The policy must include a public notice of a minimum of 30 days and residents who live within one (1) mile of the proposed project must receive the notice prior to the board of supervisors review meeting.

The proposed amendment meets one or more of the following goals and objectives: Page 4 paragraph 2-A should be modified to read: Long term Increases employment opportunities within El Dorado County

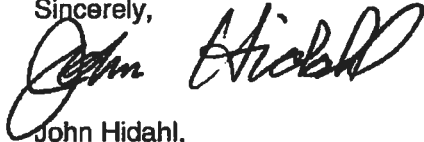
The last paragraph on page 4 should be modified to read: [other exemptions may include smaller projects such as project within areas less than 40 acres and/or Increase fewer than 40 dwelling units].

The sunset date should read: This Board Policy shall expire on the completion date of the County's 2016 General Plan five-year review cycle.

El Dorado Hills APAC - Non-partisan Volunteers Planning Our Future

APAC appreciates having the opportunity to comment on the proposed policy. If you have any question about any of the responses expressed here, please contact Norm Rowett subcommittee chair at arowett@pacbell.net or John Hidahl, APAC Chairman at Hidahl@aol.com or 916- 933-2703. The full APAC committee will review the Subcommittee's recommendation and vote on the project at our August 14h meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "John Hidahl". The signature is written in a cursive, flowing style.

John Hidahl,
APAC Chairman

Cc: APAC file



Shawna Purvines <shawna.purvines@edcgov.us>

Re: Comment on Draft General Plan Initiation Policy, File #13-0793

1 message

The BOSTWO <bostwo@edcgov.us>

Thu, Aug 1, 2013 at 3:29 PM

To: Leslie Freeman <ednles@sbcglobal.net>

Bcc: shawna.purvines@edcgov.us

I will make your comments available to Supervisor Nutting and forward to Shawna Purvines. Shawna is the lead in our General Plan amendment process. She will gather the information and bring her recommendation before the Board of Supervisors for consideration. .

Thank you for being involved.

Thank you.

Kitty Miller on behalf of
Ray Nutting
El Dorado County Board of Supervisors
530) 621-5651

Thank you.

Kitty Miller on behalf of
Ray Nutting
El Dorado County Board of Supervisors
530) 621-5651

On Fri, Jul 26, 2013 at 8:50 PM, Leslie Freeman <ednles@sbcglobal.net> wrote:

Subject:

Dear Mr. Nutting,

I encourage the Board to approve the Draft General Plan Initiation Policy, File #13-0793, as soon as possible, preferably with the suggested revisions made by Shingle Springs Community Alliance, Stop Tilden Park, and No San Stino. The policy will give the public a much needed opportunity to engage at an early stage of the application process.

Thank you,
Leslie Freeman
Ed Stigall
James Stigall
Shingle Springs

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Thank you.



Shawna Purvines <shawna.purvines@edcgov.us>

Re: Comment on Draft General Plan Initiation Policy, File #13-0793

1 message

The BOSTWO <bostwo@edcgov.us>

Thu, Aug 1, 2013 at 3:32 PM

To: Karen Schumann <karenschumann@sbcglobal.net>

Bcc: shawna.purvines@edcgov.us

I will make your comments available to Supervisor Nutting and forward to Shawna Purvines. Shawna is the lead in our General Plan amendment process. She will gather the information and bring her recommendation before the Board of Supervisors for consideration. .

Thank you for being involved.

Thank you.

Kitty Miller on behalf of
Ray Nutting
El Dorado County Board of Supervisors
530) 621-5651

Thank you.

Kitty Miller on behalf of
Ray Nutting
El Dorado County Board of Supervisors
530) 621-5651

On Fri, Jul 26, 2013 at 5:19 PM, Karen Schumann <karenschumann@sbcglobal.net> wrote:

Dear Ms. Purvines,

I encourage the Board to approve the Draft General Plan Initiation Policy, File #13-0793, as soon as possible, preferably with the suggested revisions made by Shingle Springs Community Alliance, Stop Tilden Park, and No San Stino. The policy will give the public a much needed opportunity to engage at an early stage of the application process.

Thank you, Karen Schumann
4161 Sottile Lane, Shingle Springs, CA 95682

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Thank you.



Shawna Purvines <shawna.purvines@edcgov.us>

Re: general plan

1 message

The BOSTWO <bostwo@edcgov.us>

Thu, Aug 1, 2013 at 4:10 PM

To: Brad Barnhill <bradleybarnhill@gmail.com>

Bcc: shawna.purvines@edcgov.us

I will make your comments available to Supervisor Nutting and forward to Shawna Purvines. Shawna is the lead in our General Plan amendment process. She will gather the information and bring her recommendation before the Board of Supervisors for consideration. .

Thank you for being involved.

Thank you.

Kitty Miller on behalf of
Ray Nutting
El Dorado County Board of Supervisors
530) 621-5651

Thank you.

Kitty Miller on behalf of
Ray Nutting
El Dorado County Board of Supervisors
530) 621-5651

On Fri, Jul 26, 2013 at 1:39 PM, Brad Barnhill <bradleybarnhill@gmail.com> wrote:

Dear Mr. Nutting

I encourage the Board to approve the Draft General Plan Initiation Policy, File #13-0793, as soon as possible, preferably with the suggested revisions made by Shingle Springs Community Alliance, Stop Tilden Park, and No San Stino. The policy will give the public a much needed opportunity to engage at an early stage of the application process.

Thank you,
Brad Barnhill
1941 Desperation dr.
Shingle Springs, CA 95682
530-677-1440

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Thank you.



Shawna Purvines <shawna.purvines@edcgov.us>

re: Draft Policy for General Plan Amendment Initiation

1 message

blacinfo@aol.com <blacinfo@aol.com>

Thu, Aug 1, 2013 at 7:15 PM

To: shawna.purvines@edcgov.us, bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us

Cc: blacinfo@aol.com

To Shawna Purvines and the El Dorado County Board of Supervisors:

I concur with the attached letter regarding a pre-approval process for General Plan Amendments.

http://www.edcgov.us/Government/Planning/Draft_General_Plan_Initiation_Amendment_Policy.aspx

In addition, I would like to quote from a thesis written by Ellen Desvarro in the summer of 2012 in partial satisfaction of the requirements for her degree of Master of Science in Urban Land Development. While she was examining what it would take for El Dorado Hills (EDH) to become a sustainable suburb, she found that most of the residents (77%) that she interviewed preferred low density neighborhoods even if it meant driving a car to commute or travel locally. "More compact dwelling, even detached homes on smaller lots may not attract EDH residents. High-density or mixed-uses are not the preference." Large homes with large back yards were preferred by 46% of those interviewed even if it meant they would have long commutes to work.

With several large residential projects currently being presented to the Board of Supervisors (BOS) representing the so called "Smart Growth" principles, it would appear they are in direct conflict with the preferences of many current El Dorado Hills residents as well as other residents of the county considered to be more rural in nature. I would hope the BOS would take this into consideration in the future when addressing the significant impacts these projects will have on the roads and residents who moved to El Dorado County to leave the congestion and urban life styles of closer in communities behind. In general, many El Dorado County residents would prefer to preserve the rural character they desired when they moved here as much as possible and for the BOS to continue to maintain the current policy of road improvements proceeding all new developments.

Thank you for your consideration,

Kathy and Herb Prevost
1080 Jasmine Circle
El Dorado Hills, CA 95762

Quotes and statistics taken from "Not Just the Suburbs Anymore: Can the Suburban Community of El Dorado Hills, California Become a Sustainable Suburb?" A Thesis Presented to the Faculty of the Departments of Public Policy and Administration, California State University, California; submitted in partial

satisfaction of the requirements for the degree of Master of Science in Urban Land Development by Ellen Desvarro, Summer 2012

 **preReview_GPA_draft_policy_feedback_7.10.13.pdf**
124K



Shawna Purvines <shawna.purvines@edcgov.us>

Re: Public Comment: Draft General Plan Amendment Initiation Process Policy

1 message

The BOSTWO <bostwo@edcgov.us>

Fri, Aug 2, 2013 at 12:05 PM

To: Rita Moeller <rlmoeller@sbcglobal.net>

Bcc: shawna.purvines@edcgov.us

I will make your comments available to Supervisor Nutting and forward to Shawna Purvines. Shawna is the lead in our General Plan amendment process. She will gather the information and bring her recommendation before the Board of Supervisors for consideration. .

Thank you for being involved.

Thank you.

Kitty Miller on behalf of
Ray Nutting
El Dorado County Board of Supervisors
530) 621-5651

Thank you.

Kitty Miller on behalf of
Ray Nutting
El Dorado County Board of Supervisors
530) 621-5651

On Thu, Jul 25, 2013 at 3:06 PM, Rita Moeller <rlmoeller@sbcglobal.net> wrote:

This is a copy of a letter I sent to Ms. Shawna Purvines.

Dear Ms. Purvines:

I support the requirement for a pre-review process by the Board of Supervisors on large residential development projects needing General Plan amendments, which would include currently proposed but not yet approved projects (EDC project list, document: 13-0793 B 1 of 1).

Please be sure that policy language will clearly state that any pre-approval by the board shall in no way constitute an approval of the project or an obligation by the county to approve the project in the future.

In this way, any projects that deviate significantly from County land use policy can be rejected up front, and thus can save the Board, county staff and the public, time and taxpayer dollars.

Sincerely,

Rita L. Moeller
2181 Marden Drive
Rescue, CA 95672

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Thank you.



Shawna Purvines <shawna.purvines@edcgov.us>

Re: Public Comment: Draft General Plan Amendment Initiation Process Policy

1 message

The BOSTWO <bostwo@edcgov.us>

Fri, Aug 2, 2013 at 3:29 PM

To: Della Clavere <dellaclavere@comcast.net>

Bcc: shawna.purvines@edcgov.us

Your comment have been made available for Supervisor Nutting's review, and forwarded to Shawna Purvines. Shawna is the lead in our General Plan amendment process. She will gather the information and bring her recommendation before the Board of Supervisors for consideration. . Thank you for being involved.

Thank you.

Kitty Miller on behalf of
Ray Nutting
El Dorado County Board of Supervisors
530) 621-5651

Thank you.

Kitty Miller on behalf of
Ray Nutting
El Dorado County Board of Supervisors
530) 621-5651

On Thu, Jul 25, 2013 at 1:18 PM, Della Clavere <dellaclavere@comcast.net> wrote:

Dear Shawna,

I support the requirement for a pre-review process by the Board of Supervisors on large residential development projects needing General Plan amendments, which would include currently proposed but not yet approved projects (EDC project list, document: 13-0793 B 1 of 1). In this way, any projects that deviate significantly from County land use policy can be rejected up front, and thus can save the Board, county staff and the public, time and taxpayers' dollars.

Policy language should clearly state that any pre-approval by the board shall in no way constitute an approval of the project or an obligation by the county to approve the project in the future.

Thank you for the opportunity to give input.

Della Clavere
702 Bonita Drive
El Dorado Hills, CA 95762
(916) 933-6062
dellaclavere@comcast.net

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Thank you.



Shawna Purvines <shawna.purvines@edcgov.us>

Re: Public Comment: Draft General Plan Amendment Initiation Process Policy

1 message

The BOSTWO <bostwo@edcgov.us>

Fri, Aug 2, 2013 at 6:00 PM

To: John & Kelley <bugginu@sbcglobal.net>

Bcc: shawna.purvines@edcgov.us

Your comment have been made available for Supervisor Nutting's review, and forwarded to Shawna Purvines. Shawna is the lead in our General Plan amendment process. She will gather the information and bring her recommendation before the Board of Supervisors for consideration. . Thank you for being involved.

Thank you.

Kitty Miller on behalf of
Ray Nutting
El Dorado County Board of Supervisors
530) 621-5651

Thank you.

Kitty Miller on behalf of
Ray Nutting
El Dorado County Board of Supervisors
530) 621-5651

On Thu, Jul 25, 2013 at 11:00 AM, John & Kelley <bugginu@sbcglobal.net> wrote:

July 25, 2013

Shawna Purvines
Community Development Services
2850 Fairlane Ct
Placerville, CA 95667

RE: Public Comment: Draft General Plan Amendment Initiation Process Policy

Dear Ms. Purvines:

I support the requirement for a pre-review process by the Board of Supervisors of any residential development project needing General Plan amendments, which would include currently proposed but not yet approved projects (EDC project list, document: **13-0793 B 1 of 1**).

We believe that this pre-review process should also include any projects that are proposing zoning changes or community region

13-0793 2B 107 of 181

adjustments.

We believe that the public should be noticed for these pre-review meetings and the board should receive public input early and often. The notice to the public should not be based on the current process of 500 feet but rather a number of effected residents. Perhaps 200 to 500 residents within a certain radius of the proposed project would be more appropriate.

Policy language should clearly state that any pre-approval by the board shall in no way constitute an approval of the project or an obligation by the county to approve the project in the future.

Sincerely,

Kelley & John Garcia

El Dorado Hills

www.greenspringsalliance.org

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Thank you.



Shawna Purvines <shawna.purvines@edcgov.us>

Re: General Plan Initiation

1 message

The BOSTWO <bostwo@edcgov.us>
To: Carole Goold <cargo@internet49.com>
Bcc: shawna.purvines@edcgov.us

Fri, Aug 2, 2013 at 6:26 PM

Your comment have been made available for Supervisor Nutting's review, and forwarded to Shawna Purvines. Shawna is the lead in our General Plan amendment process. She will gather the information and bring her recommendation before the Board of Supervisors for consideration. . Thank you for being involved.
Thank you.

Kitty Miller on behalf of
Ray Nutting
El Dorado County Board of Supervisors
530) 621-5651

Thank you.

Kitty Miller on behalf of
Ray Nutting
El Dorado County Board of Supervisors
530) 621-5651

On Fri, Aug 2, 2013 at 5:29 PM, Carole Goold <cargo@internet49.com> wrote:

Dear Supervisors:

I am asking you to approve the Draft General Plan Initiation Policy, File #13-0793 with the suggested revisions made by the Shingle Springs Community Alliance, Stop Tilden Park, and No San Stino. The public needs the opportunity to engage at an EARLY STAGE of the application process.

Thank you,
Carole Goold
6020 Cozydell Lane
Shingle Springs, CA 95682

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Thank you.



Shawna Purvines <shawna.purvines@edcgov.us>

Re: County Plan Update

1 message

The BOSTWO <bostwo@edcgov.us>
To: Carpenters <mscarp39@gmail.com>
Bcc: shawna.purvines@edcgov.us

Fri, Aug 2, 2013 at 6:40 PM

Your comment have been made available for Supervisor Nutting's review, and forwarded to Shawna Purvines. Shawna is the lead in our General Plan amendment process. She will gather the information and bring her recommendation before the Board of Supervisors for consideration. . Thank you for being involved.
Thank you.

Kitty Miller on behalf of
Ray Nutting
El Dorado County Board of Supervisors
530) 621-5651

Thank you.

Kitty Miller on behalf of
Ray Nutting
El Dorado County Board of Supervisors
530) 621-5651

On Tue, Jul 23, 2013 at 4:05 PM, Carpenters <mscarp39@gmail.com> wrote:
Supervisor Nutting:

Re: Comments on General Plan Update

At several meetings there was a discussion by the Supervisors about openness in county government, having concern for wishes of constituents, and having straightforward discussions about planning without bureaucratic mumbo-jumbo. The county general plan doesn't offer openness and concern for residents.

Particularly disturbing is the Community Region designated for Shingle Springs. Although much of the area is zoned R-5, the Community Region essentially negates the R-5 zoning. In the General Plan it is stated that the Region is compatible with three different residential zones, five commercial zones and six other zones. The extent and far reaching area of the Region in Shingle Springs was put in at the behest of three landowners. This Community Region is underhanded at best. The Community Region does not provide for "Smart Growth" but rather indiscriminate, intense uses of all sorts without regard to availability of resources, adjacent uses, and zoning, or the wishes of the residents.

Do the right thing. Remove this Community Region Line, now, and back-up and then insure the General Plan Update is an open and fair process. If your planning staff is unable or unwilling to do this, hire someone who can and will.

In addition, implementation of zoning where ordinances may not be in place is up to the discretion of the Zoning Director. There needs to be oversight and implementation needs to be done with full public knowledge.

I have attached comments on the General Plan Update. Please read them.

Ralph and Sandra Carpenter

Shingle Springs

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Thank you.



Shawna Purvines <shawna.purvines@edcgov.us>

Public comment supporting draft policy for GPA Initiation Amendment

1 message

Kirsten Klinghammer <klingham@pacbell.net>

Mon, Aug 5, 2013 at 12:35 PM

To: shawna.purvines@edcgov.us

Cc: bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us

Dear Ms. Purvines,

My husband and I concur with the attached letter regarding a pre-approval process for General Plan Amendments.

Sincerely yours,

Kirsten Klinghammer & Sean McDermott

Kirsten Klinghammer

Rescue, CA, USA

 **img013.pdf**
908K

July 31, 2013

Shawna Purvines
Community Development Services
2850 Fairlane Ct
Placerville, CA 95667

RE: Public Comment: Draft General Plan Amendment Initiation Process Policy

Dear Ms. Purvines:

We support the requirement for a pre-review process by the Board of Supervisors on large residential development projects needing General Plan amendments, which would include currently proposed but not yet approved projects (EDC project list, document: **13-0793 B 1 of 1**).

Policy language should clearly state that any pre-approval by the board shall in no way constitute an approval of the project or an obligation by the county to approve the project in the future.

Sincerely,



Kirsten Klinghammer



Sean McDermott

cc Board of Supervisors
Kim Kerr, Assistant CAO and Acting CDA Director

Pending General Plan Amendment and Specific Plan Applications

Name	Location	Land Use Change	Description	Acres
Noland	Sly Park	MDR to LDR/R3A to RE-5	Reduce density for 3 lots	15
Ponte Palermo	Cameron Park	MFR/HDR to C RE-10-PD to C-PD and OS	Phase 2 of CP Congregate Care facility	40.8
Latrobe Market	Latrobe	HDR to C/RE-10 to C	Market and Deli in Latrobe	1.4
Valley View Lot V	El Dorado Hills	Amendment Adopted Plan	Specific plan amendment from mixed use to core residential; subdivision to create 70 lots	10.8
Valley View Lot X	El Dorado Hills	Amendment Adopted Plan	Specific plan amendment from village center use to core residential; subdivision to create 61 lots	7.9
Valley View Lot W	El Dorado Hills	Amendment Adopted Plan	Specific plan amendment from village center use to core residential; subdivision to create 73 lots	9.7
Stonehenge	Diamond Springs	MFR to HDR (part of project)	TM to create 361 lots	143.8
Tilden Park	Shingle Springs	MDR to HDR/C	TM to create 14 lots and 8.2 acres of commercial including hotel	12
Dixon Ranch	El Dorado Hills	LDR to HDR/MDR/LDR/OS	TM to create 605 residential lots	280
San Stino	Shingle Springs	LDR to HDR/MDR/OS	TM to create 1041 residential units	645
Lime Rock Valley	Shingle Springs	RR/OS to Adopted Plan	Specific Plan creating 800 residential units and open space	740
Marble Valley	Cameron Park/El Dorado Hills	LDR/OS/TR to Adopted Plan	Specific Plan creating 3236 residential units, 475,000 sq. ft. of commercial, public facilities and open space	2341
Central El Dorado Hills	El Dorado Hills	OS/HDR/MFR/AP to Adopted Plan	Specific Plan creating 1028 residential units, 50,000 sq. ft. of commercial, and open space	258



Shawna Purvines <shawna.purvines@edcgov.us>

EDC Master Plan

1 message

Larry Keenan <lobbythis@comcast.net>
To: Shawna Purvines <shawna.purvines@edcgov.us>

Mon, Aug 5, 2013 at 1:25 PM

Date: August 5, 2013

To: Ms Shawna Purvines

Re: New Initiation Hearings Policy

In the El Dorado Hills Telegraph, dated July 31, titled "Input Sought on Plans", it stated that public input was encouraged by August 2. That did not leave much time to respond so I am hoping that my comments will still be relevant and accepted.

I am a resident of EDH for over 18 years. I support the concept of having a new policy of guiding privately initiated developments that would require a change in the general plan.

The fact that there is a new approach to the density requirements in the county, particularly in El Dorado Hills, is causing a great deal of consternation among homeowners. Inquiries have been made to the county on this issue and the response has been that the legislature acted on the density issue for the whole state a couple of years ago and "we are just following the law". To me that answer is insufficient and does not satisfactorily explain how you get to 4.5 houses per acre. It is inconsistent with the semi rural character, on the western slope, of El Dorado County.

With the issue of 13 projects adding a total of 6,000 residential units to the county, many of whom are in the El Dorado Hills area, it requires that the county have a mechanism in place to let developers know that if they want to build here there are certain requirements that need to be met. The criteria should include a density level consistent with the character of the area. 4.5 houses per acre does not reflect that character.

In the matter of proposed developments such as Dixon Ranch, Wilson Estates, all to dump traffic onto Green Valley Road, developers need to know that they, not the county, will front the cost of traffic studies to assure that the impact of more traffic will be mitigated by signalization, widening, and appropriate lane markings, the cost to be born by the developers. In the case of Dixon Ranch the size of the project and it's proposed density is unacceptable. If these are the types of issues that would be screened in a new "initiation hearings policy" then I support that concept.

Please note - if there is a mechanism whereby these development projects are tracked I would appreciate a web address from the county to follow alerts and updates on these or any other development projects.

Respectfully,

Larry Keenan
3391 Tartan Trail

13-0793 2B 115 of 181

8/30/13

Edcgov.us Mail - EDC Master Plan

El Dorado Hills, CA 95762
916 933 9475
lobbythis@comcast.net



Shawna Purvines <shawna.purvines@edcgov.us>

Fw: EDC Master Plan

1 message

Larry Keenan <lobbythis@comcast.net>

Mon, Aug 5, 2013 at 7:21 PM

To: Shawna Purvines <shawna.purvines@edcgov.us>

Shawna, I want to make clear that my support for this initial policy should apply to projects already applied for, and not just those in the future. L Keenan

----- Original Message -----

From: Larry Keenan

To: Shawna Purvines

Sent: Monday, August 05, 2013 1:25 PM

Subject: EDC Master Plan

Date: August 5, 2013

To: Ms Shawna Purvines

Re: New Initiation Hearings Policy

In the El Dorado Hills Telegraph, dated July 31, titled "Input Sought on Plans", it stated that public input was encouraged by August 2. That did not leave much time to respond so I am hoping that my comments will still be relevant and accepted.

I am a resident of EDH for over 18 years. I support the concept of having a new policy of guiding privately initiated developments that would require a change in the general plan.

The fact that there is a new approach to the density requirements in the county, particularly in El Dorado Hills, is causing a great deal of consternation among homeowners. Inquiries have been made to the county on this issue and the response has been that the legislature acted on the density issue for the whole state a couple of years ago and "we are just following the law". To me that answer is insufficient and does not satisfactorily explain how you get to 4.5 houses per acre. It is inconsistent with the semi rural character, on the western slope, of El Dorado County.

With the issue of 13 projects adding a total of 6,000 residential units to the county, many of whom are in the El Dorado Hills area, it requires that the county have a mechanism in place to let developers know that if they want to build here there are certain requirements that need to be met. The criteria should include a density level consistent with the character of the area. 4.5 houses per acre does not reflect that character.

In the matter of proposed developments such as Dixon Ranch, Wilson Estates, all to dump traffic onto Green Valley Road, developers need to know that they, not the county, will front the cost of traffic studies to assure that the impact of more traffic will be mitigated by signalization, widening, and appropriate lane markings, the cost to be born by the developers. In the case of Dixon Ranch the size of the project and it's proposed density is unacceptable. If these are the types of issues that would be screened in a new "initiation hearings policy" then I support that concept.

Please note - if there is a mechanism whereby these development projects are tracked I would

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appreciate a web address from the county to follow alerts and updates on these or any other development projects.

Respectfully,

Larry Keenan
3391 Tartan Trail
El Dorado Hills, CA 95762
916 933 9475
lobbythis@comcast.net



Shawna Purvines <shawna.purvines@edcgov.us>

General Plan Initiation Policy

1 message

Michael J. Cook <mcook@hsmlaw.com>

Mon, Aug 5, 2013 at 3:10 PM

To: "shawna.purvines@edcgov.us" <shawna.purvines@edcgov.us>

Cc: "kbone@parkerdevco.com" <kbone@parkerdevco.com>

Shawna: Attached is a comment letter sent on behalf of Marble Valley Company and Serrano Associates. The original, with attachments, is being overnighted to you. Thanks.

Mike Cook

From: hsmscan@hsmlaw.com [mailto:hsmscan@hsmlaw.com]**Sent:** Monday, August 05, 2013 2:06 PM**To:** Michael J. Cook**Subject:** Message from KMBT_423**SHS&M Copie13080514050.pdf**

212K



Shawna Purvines <shawna.purvines@edcgov.us>

General Plan Initiation Policy

1 message

Michael J. Cook <mcook@hsmlaw.com>

Mon, Aug 5, 2013 at 3:10 PM

To: "shawna.purvines@edcgov.us" <shawna.purvines@edcgov.us>

Cc: "kbone@parkerdevco.com" <kbone@parkerdevco.com>

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212K



LAW OFFICES
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August 5, 2013

Ms. Shawna Purvines
County of El Dorado Community Development Department
2850 Fairlane Court
Placerville, CA 95667

Re: Draft General Plan Amendment Review Policy and "Initiation Hearing"

Dear Ms. Purvines:

This firm represents Serrano Associates, LLC and Marble Valley Company, LLC. On behalf of our clients, we submit the following comments upon the County's proposed General Plan Amendment Review Policy.

We do not support the proposed General Plan Amendment Initiation Policy. The proposed policy is unnecessary, will not improve the County's land use processing and will likely lead to ill-informed decision making. Good land use planning depends upon fully-informed decision making. Any process which avoids or limits necessary analysis should be avoided. The existing entitlement processing regime has proved adequate over many years. We see no basis for adding an additional step in the approval process at the front end, where any decision would be based upon a fraction of the information developed through normal entitlement processes, and where emotional reactions to initial development proposals will substitute for independent review, fact finding and analysis. We encourage you to maintain your existing entitlement processing regime and to implement the fact finding and analytical processes CEQA and good planning require.

The staff report contains no compelling reason for the establishment of early review. The staff report contains only the following justification:

Although a property owner has the right to submit amendment requests to the County, not all are worthy of study and consideration by County staff and the decision makers. Considering the significant investment that is required to initiate and process a development application, the Board has determined a

procedure is needed to ensure that applicants are fully informed of the potential issues and risks associated with a privately initiated General Plan Amendment, and to provide a means to bring to an early conclusion those amendment applications which are inconsistent with the major goals and policies of the General Plan.

The staff report claims two benefits of early review. The first is to inform applicants of the issues and risks associated with submitting amendment applications. Applicants are acutely aware of both the risks and the costs involved in land use processing. The early review process would add nothing in terms of educating applicants. Early review would therefore only provide the means by which general plan amendment applications might be brought to an early conclusion (prior to necessary analysis, discussed below). We believe that, in general, the County would be better served by allowing all applications to proceed through the normal review process, thereby developing the information, studies and analyses by which to judge whether such projects are consistent with General Plan policies and are worthy of approval. The costs of processing are fully borne by the applicant, which remains at risk that its project may not be ultimately approved. The County bears neither risk nor cost.

Since the 1970s, land use processing in California has been among the most regulated activities in the state and the CEQA process is the key component. Though the CEQA process is time-consuming and expensive, it is critical to identifying and disclosing to decision makers and the public the significant environmental impacts associated with a proposed project and the potential mitigation measures and/or alternatives to the project that might be employed to eliminate or reduce those impacts. The CEQA process encourages informed public participation through community-wide notices, scoping meetings and opportunities to comment. The early review process may eliminate this public participation, fact finding and analysis by summarily denying projects without adequate review.

During the initiation hearing, as currently proposed, we expect that neighbors and other members of the public will raise concerns that will be impossible to address without completing the CEQA process. We believe that legitimate concerns should be solicited and fully analyzed through the CEQA process, but we are concerned that the early review process will be misused to eliminate legitimate review and analysis. Rather than promoting the informed, rational decision making essential to good planning, we fear the early review process will generate emotional, uninformed, and/or intentionally misleading debate and will lead in some cases to no substantive analysis of worthy projects. If the process is misused in this way, applicants will eventually propose greenfield projects in the rural regions of the County where very few neighbors exist to oppose development. Incentivising greenfield projects would not promote the County's goal of protecting its rural character

and lifestyle, and would also be inconsistent with regional planning objectives. The County's existing land use policies and procedures are adequate and should be maintained.

Retroactivity

The current proposal includes a retroactive provision that would require an early review for projects the Board of Supervisors has already authorized to begin the CEQA process. Applicants for these projects have proceeded in reliance upon the explicit actions of the Board and should not be subjected to the new policy, if adopted. Projects for which the Board has explicitly authorized environmental review should be exempt, as the Board has already conducted an initial review and authorized these projects to proceed through the CEQA process. Both the Village of Marble Valley Specific Plan and the Central El Dorado Hills Specific Plan received explicit Board authorization for environmental review.

As it relates to our proposals for the Central El Dorado Hills Specific Plan and the Village of Marble Valley Specific Plan, we have accomplished extensive public outreach to supplement the public participation required by CEQA and we have spent \$1.7 million dollars in support of the EIR preparation. Beginning in May 2011, we met with senior County staff and every member of the Board and their respective Planning Commissioners. We explained our proposals and outlined a public outreach process we would execute prior to filing a formal application. We continued our outreach efforts through October 2012, meeting with over 250 local agency representatives, members of special interest groups, and community leaders (see attached lists). During that time, we spent nearly \$600,000.00 on the Marble Valley proposal and \$200,000.00 on the Central El Dorado Hills proposal.

In November 2012, the County Board of Supervisors hired an independent consultant to prepare EIRs for both projects and formal project applications were filed with the County. We asked the County to delay the issuance of the Notice of Preparation until March 2013 so that we could continue our public outreach and include the communities' input in the EIRs. Since November, we have mailed 13,000 letters and met with 700 members of the public to discuss and receive input on both projects. Since the Board's hiring of the EIR consultant, we have spent approximately \$500,000.00 on the Marble Valley proposal and \$400,000.00 on the Central El Dorado Hills proposal. We expect the draft EIRs will be ready for circulation in the fourth quarter of 2013 or the first quarter of 2014. With respect to our projects, the substantive analysis necessary to informed decision-making is nearing completion.

Ms. Shawna Purvines
August 5, 2013
Page 4

Future Projects

If the Board chooses to move forward with an early review process, on a “going forward” basis, we suggest you develop exemptions and explicit criteria to evaluate the proposed projects. That criteria may vary, depending upon the type of the application. We suggest that if a proposed project meets the following criteria, it should be deemed exempt from a mandatory early review:

1. Consistent with major General Plan policies
2. Located adjacent to Highway 50
3. Annexed to, or easily served by, the El Dorado Irrigation District
4. Consistent with regional planning objectives

Thank you for the opportunity to submit these comments.

Very truly yours,

HEFNER, STARK & MAROIS, LLP

By



Michael J. Cook

MJC:tan:dan
cc: Kirk Bone
Enclosures

K:\Serrano Associates LLC\General Land Use (5830-0001)\tr purvines 2.wpd



PARKER DEVELOPMENT COMPANY
The Village of Marble Valley Specific Plan
Public Outreach Summary
 July 28, 2013

Month	Year	Project Briefings (Focus Groups) # attendees ATTACHMENT A	Project Briefings (General Public) # attendees ATTACHMENT B	Letters sent by Applicant ATTACHMENT C	Website Hits ATTACHMENT D	Telephone Calls & Emails ATTACHMENT E	Public Meetings # attendees ATTACHMENT F
*** Applicant commences public outreach ***							
May	2011	15					
June	2011	32					
July	2011	21					
August	2011	17					
September	2011	9					
October	2011	12					
November	2011	15					
December	2011	23					
January	2012	11					
February	2012	16					
March	2012	1					
April	2012	12					
May	2012	10					
June	2012	-					
July	2012	20					
August	2012	29					
September	2012	6					
October	2012	9					
*** Applicant submits General Plan Amendment Application, County hires EIR consultant, and Project Websites Available ***							
November	2012	-	2	250	116	6	-
December	2012	8	27	-	238	5	-
January	2013	6	47	-	72 [1]	1	-
February	2013	1	160	8	Unavailable [1]	-	-
*** County Begins EIR Preparation ***							
March	2013	-	30	-	23 [1]	-	36
April	2013	-	-	-	133	1	15
May	2013	-	31	7,266	750	7	16
June	2013	-	59	-	438	2	20
July	2013	-	-	-	162	-	-
August	2013						
September	2013						
October	2013						
November	2013						
December	2013						
TOTAL		273	356	7,524	1,932	22	87

[1] Data is entirely or partially unavailable due to errors with the Build Your Site analytics.



PARKER DEVELOPMENT COMPANY
The Village of Marble Valley and Central El Dorado Hills Specific Plans
Public Outreach: Focus Groups
 July 29, 2013

ATTACHMENT A

General Information			Briefing Information				Tour Information						
Category	Organization Name	Department (if applicable)	Name	Title	Date	# People	Marble Valley Briefing Book (Feb 2011)	Central EDH Briefing Book (Feb 2011)	Abbreviated CEDH Briefing Book (Mar 2011)	Corrected CEDH Attachment D	CD	Date	# People
Agency, Local	El Dorado County Fire	Board of Directors	Courtial, Ed	Director	7/1	274	239	225	11				130
Agency, Local	El Dorado County Fire	Board of Directors	Edwards, Dennis	Director									
Agency, Local	El Dorado County Fire	Board of Directors	Johnson, Mark	Director									
Agency, Local	El Dorado County Fire	Board of Directors	Mahach, Tom	Director									
Agency, Local	El Dorado County Fire	Board of Directors	Rose, Joe	Director	6/2/2011	1	1	1	0				
Agency, Local	El Dorado County Fire	Staff	Hardy, Mike	Assistant Chief	6/2/2011	1	1	1	0				
Agency, Local	El Dorado County Fire	Staff	Lacher, Bruce	Chief	10/24/2012	1	1	1	n/a			11/9/2012	1
Agency, Local	El Dorado Hills CSD	Board of Directors	Crumpley, Terry	Candidate									
Agency, Local	El Dorado Hills CSD	Board of Directors	Gertsch, Guy	Director	6/16/2011	1	1	1				8/20/2011	1
Agency, Local	El Dorado Hills CSD	Board of Directors	Lowery, Wayne	Director	6/16/2011	1	1	1					
Agency, Local	El Dorado Hills CSD	Board of Directors	Mattok, Noelle	Director	6/21/2011	1	1	1				8/20/2011	1
Agency, Local	El Dorado Hills CSD	Board of Directors	Regoinaki, Tony	Director	6/21/2011	1	1	1				8/25/2011	1
Agency, Local	El Dorado Hills CSD	Board of Directors	Vandegrift, Bill	Director	6/10/2011	1	1	1				8/25/2011	1
Agency, Local	El Dorado Hills CSD	Staff	Dennis, Brent	General Manager	9/13/2012	1	1	1	n/a			5/8/2013	1
Agency, Local	El Dorado Hills CSD	Staff	Kukuba, Sandi	Interim General Manager	6/2/2011	1	1	1				8/25/2011	1
Agency, Local	El Dorado Hills CSD	Staff	Keel, John	General Manager	6/2/2011	1	1	1	0			n/a	
Agency, Local	El Dorado Hills Fire	Board of Directors	Barber, Lou	Director	6/8/2011	1	1	1				11/4/2011	1
Agency, Local	El Dorado Hills Fire	Board of Directors	Durante, Greg	Director	6/21/2011	1	1	1					
Agency, Local	El Dorado Hills Fire	Board of Directors	Hidalgo, John	Director	6/10/2011	1	1	1				10/28/2011	1
Agency, Local	El Dorado Hills Fire	Board of Directors	Winn, Barbara	Director	6/2/2011	1	1	1				8/26/2011	1
Agency, Local	El Dorado Hills Fire	Staff	Balinger, Brad	Union Chief	6/2/2011	1	1	1				11/4/2011	1
Agency, Local	El Dorado Hills Fire	Staff	Genovese, Jeff	Union Representative	6/2/2011	1	1	1					
Agency, Local	El Dorado Hills Fire	Staff	Lienhail, Mike	Fire Marshal	2/28/2013	1	n/a	n/a					
Agency, Local	El Dorado Hills Fire	Staff	O'Camb, Jim	Deputy Chief	6/2/2011	1	1	1				8/26/2011	1
Agency, Local	El Dorado Hills Fire	Staff	Roberts, Dave	Chief	6/2/2011	1	1	1				8/26/2011	1
Agency, Local	El Dorado Hills Fire	Staff	Day, Alan	District 5 Director	8/8/2012	1	1	1				9/25/2012	1
Agency, Local	El Dorado Irrigation District	Board of Directors	Freer, John	District 2 Director	7/20/2011	1	1	1	n/a			11/3/2011	1
Agency, Local	El Dorado Irrigation District	Board of Directors	George, Bill	District 3 Director	7/18/2011	1	1	1				10/27/2011	1
Agency, Local	El Dorado Irrigation District	Board of Directors	Norris, Harry	District 3 Director	7/20/2011	1	1	1				10/27/2011	1
Agency, Local	El Dorado Irrigation District	Board of Directors	Osborne, George	District 1 Director	7/26/2011	1	1	1					
Agency, Local	El Dorado Irrigation District	Board of Directors	Wheldon, George	District 4 Director	7/26/2011	1	1	1					
Agency, Local	El Dorado Irrigation District	Staff	Abercrombie, Jim	General Manager	6/30/2011	1	1	1					
Agency, Local	El Dorado Irrigation District	Staff	Cumpton, Tom	Legal Counsel	6/30/2011	1	1	1					



PARKER DEVELOPMENT COMPANY
The Village of Marble Valley and Central El Dorado Hills Specific Plans
Public Outreach: Focus Groups
 July 29, 2013

ATTACHMENT A

General Information			Briefing Information				Tour Information				
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Agency, Local	El Dorado Irrigation District	Staff	Messerglian, Cindy	Engineering	7/7	274	239	225	11		130
Agency, Local	El Dorado Irrigation District	Staff	Mueller, Brian	Engineering	8/30/2012	1	1	1	n/a		
Agency, Local	El Dorado Irrigation District	Staff	Wells, Elizabeth	Engineering	6/30/2011	1	1	1			
Agency, Local	El Dorado, County of	Agriculture Commission	Bacchi, Chuck	Livestock Industry	6/30/2011	1	1	1			
Agency, Local	El Dorado, County of	Agriculture Commission	Berger, Greg	Ag Processing Industry	12/12/2011	1	1	1			
Agency, Local	El Dorado, County of	Agriculture Commission	Draper, Bill	Forestry Industry							
Agency, Local	El Dorado, County of	Agriculture Commission	Inseph, Jill	Ag Commissioner							
Agency, Local	El Dorado, County of	Agriculture Commission	Martinez, Ron	Fruit and Nut Industry	12/12/2011	1	1	1			
Agency, Local	El Dorado, County of	Agriculture Commission	Nickson, Tim	Livestock Industry							
Agency, Local	El Dorado, County of	Agriculture Commission	Smith, John	Fruit and Nut Industry							
Agency, Local	El Dorado, County of	Agriculture Commission	Walker, Lloyd	Other Ag Industry	12/12/2011	1	1	1			
Agency, Local	El Dorado, County of	Board of Supervisors	BRIGGS, Ron	District 4 Supervisor	5/19/2011	1	1	1			8/18/2011
Agency, Local	El Dorado, County of	Board of Supervisors	Knight, John	District 1 Supervisor	5/18/2011	1	1	1			7/9/2011
Agency, Local	El Dorado, County of	Board of Supervisors	Mikulsko, Ron	District 1 Supervisor	8/9/2012	1	1	1			
Agency, Local	El Dorado, County of	Board of Supervisors	Nutting, Ray	District 2 Supervisor	6/20/2011	1	1	1			8/3/2011
Agency, Local	El Dorado, County of	Board of Supervisors	Santiago, Norma	District 3 Supervisor	5/23/2011	1	2	2			9/8/2011
Agency, Local	El Dorado, County of	Board of Supervisors	Sweeney, Jack	District 3 Supervisor	5/25/2011	1	1	1			
Agency, Local	El Dorado, County of	CAO	Daly, Terri	Chief Administrative Officer	5/26/2011	1	1	1			7/11/2011
Agency, Local	El Dorado, County of	CAO	Kerr, Kim	Assistant CAO	8/26/2011	1	1	1			7/12/2011
Agency, Local	El Dorado, County of	County Counsel	Schwartz, Laura	Analyst	5/16/2011	1	1	1			7/11/2011
Agency, Local	El Dorado, County of	County Counsel	Frantz, Paula	Deputy County Counsel	5/16/2011	1	1	1			7/12/2011
Agency, Local	El Dorado, County of	County Counsel	Green, Lou	County Counsel	5/16/2011	1	1	1			7/21/2011
Agency, Local	El Dorado, County of	County Counsel	Knapp, Ed	County Counsel	1/10/2013	1	n/a	n/a			
Agency, Local	El Dorado, County of	County Counsel	Livingston, Dave	Deputy County Counsel	1/10/2013	1	n/a	n/a			
Agency, Local	El Dorado, County of	County Counsel	Markham, Aisy Ann	Deputy County Counsel	1/10/2013	1	n/a	n/a			
Agency, Local	El Dorado, County of	Development Services	Angel, Yui	Potential Project Manager	8/30/2012	1	1	1			8/30/2012
Agency, Local	El Dorado, County of	Development Services	MacDermid, Kent	Potential Project Manager	8/30/2012	1	1	1			8/30/2012
Agency, Local	El Dorado, County of	Development Services	Pabalinas, Mel	Senior Planner	8/30/2012	1	1	1			8/30/2012
Agency, Local	El Dorado, County of	Development Services	Trout, Roger	Director	5/16/2011	1	2	2			9/15/2011
Agency, Local	El Dorado, County of	Planning Commission	Heflin, Tom	District 3 Commissioner	5/23/2011	1	1	1			
Agency, Local	El Dorado, County of	Planning Commission	Matthews, Walter	District 4 Commissioner	5/19/2011	1	1	1			



PARKER DEVELOPMENT COMPANY
The Village of Marble Valley and Central El Dorado Hills Specific Plans
Public Outreach: Focus Groups
 July 29, 2013

ATTACHMENT A

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					77	274	239	225	11			180
Agency, Local	El Dorado, County of	Planning Commission	Pratt, Dave	District 2 Commissioner	6/20/2011	1	1	1			8/18/2011	1
Agency, Local	El Dorado, County of	Planning Commission	Rain, Lou	District 1 Commissioner	5/18/2011	1	1	1			7/9/2011	1
Agency, Local	El Dorado, County of	Planning Commission	Shinault, Brian	District 5 Commissioner	9/13/2012	1	1	1		n/a		1
Agency, Local	El Dorado, County of	Planning Commission	Stewart, Rich	District 1 Commissioner	10/24/2012	1	1	1		n/a		1
Agency, Local	El Dorado, County of	Planning Commission	Toburst, Alan	District 5 Commissioner	5/23/2011	1	1	1			11/12/2012	1
Agency, Local	El Dorado, County of	Sherriff	D'Agostini, John	Sherriff	6/20/2011	1	1	1			9/15/2011	1
Agency, Local	El Dorado, County of	Transportation	Crawford, Eileen	Civil Engineer	5/18/2012	1	1	1		n/a	9/17/2012	1
Agency, Local	El Dorado, County of	Transportation	Koopman, Steve	Acting Deputy Director	5/18/2012	1	1	1		n/a	n/a	1
Agency, Local	El Dorado, County of	Transportation	Porter, Natalie	Traffic Engineer	5/18/2012	1	1	1		n/a	9/17/2012	1
Agency, Local	El Dorado, County of	Transportation	Suter, Bob	Assistant Director	8/30/2012	1	1	1		n/a	9/17/2012	1
Agency, Local	El Dorado, County of	Transportation	Wire, Jim	Director	5/16/2011	3	3	3		n/a	7/21/2011	1
Agency, Local	Placerville, City of	Transportation	Mattson, Wendy	Vice Mayor	7/23/2012	1	1	1		n/a		1
Agency, Local	Sacramento County	Air Quality District	Grease, Jerry	Executive Director/ APCO	7/23/2012	1	1	1		n/a		1
Agency, Local	Sacramento County	Air Quality District	Hurlley, Joseph	Air Quality Planner	7/23/2012	1	1	1		n/a		1
Agency, Local	Sacramento County	Air Quality District	Robinson, Larry	Program Coordinator	7/23/2012	1	1	1		n/a		1
Agency, Local	School, Buckeye Union		Bokke, Ray	Facilities Director	7/11/2011	1	1	1			6/11/2012	1
Agency, Local	School, Buckeye Union		Montalbano, Robble	Asst. Superintendent	7/11/2011	1	1	1				1
Agency, Local	School, El Dorado Union	Board of Directors	Brown, Kevin	Board Member	8/22/2011	1	1	1		n/a	9/9/2011	1
Agency, Local	School, El Dorado Union	Board of Directors	Veerkamp, Lori	Board Member	9/22/2011	1	1	1		n/a	6/22/2012	1
Agency, Local	School, El Dorado Union	Board of Directors	White, Todd	Board Member	8/22/2011	1	1	1		n/a	9/9/2011	1
Agency, Local	School, El Dorado Union	Staff	Hoffman, Chris	Superintendent	7/11/2011	1	1	1			6/11/2012	1
Agency, Local	School, El Dorado Union	Staff	Wehr, Steve	Principal, Oak Ridge H.S.	7/23/2012	1	1	1		n/a		1
Agency, Local	School, Latrobe	Superintendent's Office	Pinotti, Jean	Superintendent	7/11/2011	1	1	1			n/a	1
Agency, Local	School, Office of Education	Superintendent's Office	Barber, Vicki	Superintendent	6/8/2011	1	1	1				1
Agency, Local	School, Rescue	Superintendent's Office	Swart, David	Asst. Superintendent	7/11/2011	1	1	1			n/a	1
Agency, Local	Transportation, EDC Trans. Commission	Staff	Barton, Jerry	Sr. Transportation Planner	9/10/2012	1	1	1		n/a	10/26/2012	1
Agency, Local	Transportation, EDC Trans. Commission	Staff	Bolater, Dan	Sr. Transportation Planner	9/10/2012	1	1	1		n/a	10/26/2012	1
Agency, Local	Transportation, EDC Trans. Commission	Staff	Deloria, Woody	Assoc. Transportation Planner	9/10/2012	1	1	1			10/26/2012	1
Agency, Local	Transportation, EDC Trans. Commission	Staff	Mathews, Kathryn	Executive Director	7/13/2011	1	1	1				1
Agency, Local	Transportation, EDC Trans. Commission	Staff	Scherzinger, Sharon	Executive Director	9/10/2012	1	1	1		n/a	10/16/2012	1
Agency, Local	Transportation, El Dorado Transit	AT&T	Jackson, Mindy	Executive Director	7/13/2011	1	1	1				1
Agency, Local	Utilities	AT&T	Dierham, Doug		8/2/2012	1	1	1		n/a	8/2/2012	1
Agency, Local	Utilities	AT&T	Hooten, Scott		8/2/2012	1	1	1		n/a	8/2/2012	1



PARKER DEVELOPMENT COMPANY
The Village of Marble Valley and Central El Dorado Hills Specific Plans
Public Outreach: Focus Groups
 July 29, 2013

ATTACHMENT A

Category	Organization Name	Department / (if applicable) / Name	Title	General Information			Briefing Information			Tour Information		
				# People	Briefing Book (May 2011)	Central EDH Briefing Book (May 2011)	Abbreviated CEDH Briefing Book (May 2011)	Corrected CEDH Attachment 0	Date	# People		
Agency, Local	Utilities	Comcast	Duby, Mark	77	274	225	11	130				
Agency, Local	Utilities	Comcast	Miller, Kip	8/2/2012	1			n/a	n/a	8/2/2012	1	
Agency, Local	Utilities	PG&E	Doronova, Jennifer	8/2/2012	1			n/a	n/a	8/2/2012	1	
Agency, Local	Utilities	PG&E	Ferris, Nicole	7/24/2012	1	1	1	n/a	n/a	n/a	1	
Agency, Local	Utilities	PG&E	Jensen, Brian	7/24/2012	1	1	1	n/a	n/a	n/a	1	
Agency, Local	Utilities	PG&E	Johnson, Jeanette	7/24/2012	1	1	1	n/a	n/a	n/a	1	
Agency, Local	Utilities	PG&E	Kemp, Joe	8/2/2012	1			n/a	n/a		1	
Agency, Local	Utilities	PG&E	Khanjari, Jesse	8/2/2012	1			n/a	n/a		1	
Agency, Local	Utilities	PG&E	Panlapanan, Ada	8/2/2012	1			n/a	n/a		1	
Agency, Local	Utilities	PG&E	Basilios, Rich	8/2/2012	1			n/a	n/a		1	
Agency, Local	Utilities	PG&E	Triplet, Cary	8/2/2012	1			n/a	n/a		1	
Agency, Local	Utilities	Waste Connection	Masliantsev, Albert	7/24/2012	1	1	1	n/a	n/a	n/a	1	
Agency, Other	Corps of Engineers	Sacramento Division	Ha, Peck	1/25/2012	1			n/a	n/a	2/23/2012	1	
Agency, Other	Corps of Engineers	Sacramento Division	Haley, Nancy	1/25/2012	1			n/a	n/a		1	
Agency, Other	Sacramento Council of Governments	Staff	Carpenter, Matt	7/11/2012	1	1	1	n/a	n/a	7/11/2012	1	
Agency, Other	Sacramento Council of Governments	Staff	Lynn, Keesy	7/13/2011	1	1	1	n/a	n/a	7/11/2012	1	
Agency, Other	Sacramento Council of Governments	Staff	McKeever, Mike	6/14/2011	1	1	1	n/a	n/a		1	
Agency, Other	State Attorney General	Staff	Sloan, Rebecca	7/11/2012	1	1	1	n/a	n/a	7/11/2012	1	
Agency, Other	Valley Vision	Staff	TBD	10/4/2012	1	1	1	n/a	n/a	n/a	1	
Business Community	El Dorado Builders Exchange	Staff	Aguirre, Chris		1	1	1	n/a	n/a		1	
Business Community	El Dorado County Chamber	Staff	Muller, Bill		1	1	1	n/a	n/a		1	
Business Community	El Dorado Hills Chamber	Staff	TBD		1	1	1	n/a	n/a		1	
Business Community	El Dorado Hills Chamber	Staff	Brent-Bumb, Laurel	8/4/2011	1	1	1	n/a	n/a	9/6/2012	1	
Business Community	El Dorado Hills Chamber	Staff	Franklin, Jody	8/4/2011	1	1	1	n/a	n/a	11/3/2011	1	
Business Community	El Dorado Hills Chamber	Staff	Addison, Ted	12/6/2011	1	1	1	n/a	n/a		1	
Business Community	El Dorado Hills Chamber	Staff	Barri, Kevin	12/6/2011	1	1	1	n/a	n/a		1	
Business Community	El Dorado Hills Chamber	Staff	England, Jeff	12/6/2011	1	1	1	n/a	n/a		1	
Business Community	El Dorado Hills Chamber	Staff	Roob, Craig	12/6/2011	1	1	1	n/a	n/a		1	
Business Community	El Dorado Hills Chamber	Staff	Wiesel, Cecil	12/6/2011	1	1	1	n/a	n/a		1	
Business Community	El Dorado Hills Chamber	Staff	Wilcox, Jan	12/6/2011	1	1	1	n/a	n/a		1	
Business Community	El Dorado Hills Chamber	Staff	Williamson, David	12/6/2011	1	1	1	n/a	n/a		1	
Business Community	El Dorado Hills Chamber	Staff	Zetini, John	12/6/2011	1	1	1	n/a	n/a		1	
Business Community	El Dorado Hills Rotary	Staff	Manning, Debbie	8/4/2011	1	1	1	n/a	n/a	10/14/2011	1	
Business Community	El Dorado Hills Rotary	Staff	Barri, Kevin	7/17/2012	1	1	1	n/a	n/a		1	
Business Community	El Dorado Hills Rotary	Staff	Draper, Scott	7/17/2012	1	1	1	n/a	n/a	10/2/2012	1	
Business Community	El Dorado Hills Rotary	Staff	Nordby, Roger	7/17/2012	1	1	1	n/a	n/a	n/a	1	
Business Community	El Dorado Hills Rotary	Staff	Stak, Becky	7/17/2012	1	1	1	n/a	n/a	9/6/2012	1	
Business Community	El Dorado Hills Rotary	Staff	Tucker, Sean	7/17/2012	1	1	1	n/a	n/a	8/18/2012	1	
Business Community	El Dorado Hills Rotary	Staff	Witherow, Kathy	7/17/2012	1	1	1	n/a	n/a		1	
Business Community	Shingle Springs/Cameron Park Chamber	Staff	Hopkins, Linda	8/4/2011	1	1	1	n/a	n/a	11/3/2011	1	
Community Leaders	El Dorado County EDAC	Staff	Abraham, T	8/25/2011	1	1	1	n/a	n/a	10/28/2011	1	



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					77	274	229	225	11			130
Community Leaders	El Dorado County EDAC		Argyres, Maryann	Apple Hill Growers	10/31/2011	1	1	1	n/a			
Community Leaders	El Dorado County EDAC		Brunello, Jim	Attorney/Developer	8/25/2011	1	1	1	n/a			
Community Leaders	El Dorado County EDAC		Dowris, Christie	ANDVA Architects	8/27/2011	1	1	1	n/a			
Community Leaders	El Dorado County EDAC		Driener, Eric	Camron Park CSD	8/26/2011	1	1	1	n/a			10/28/2011
Community Leaders	El Dorado County EDAC		Helm, Gordon	Local Business Owner	8/22/2011	1	1	1	n/a			9/9/2011
Community Leaders	El Dorado County EDAC		Kobus, Mike	Business Owner	9/27/2011	1	1	1	n/a			
Community Leaders	El Dorado County EDAC		Long, Rubenra	Los Rios College	8/25/2011	1	1	1	n/a			10/28/2011
Community Leaders	El Dorado County EDAC		Van Dam, Dale	Fire Bureau	10/31/2011	1	1	1	n/a			
Community Leaders	El Dorado County EDAC		Zetner, Valerie	Director 3 BOS Candidate	8/16/2011	1	1	1	n/a			
Other	Other		Bird, Richard	Agriculture	12/12/2011	1	1	1	n/a			
Community Leaders	Other		Ferry, Steve	Realtor	11/8/2011	1	1	1	n/a			
Community Leaders	Other		Johnson, Ann	Agriculture [Lloyd Walker's Daughter]	12/12/2011	1	1	1	n/a			10/2/2012
Community Leaders	Other		Price, Lindell	Walkable Streets Advocate	11/8/2011	1	1	1	n/a			n/a
Community Leaders	Other		Roby, Bill	El Dorado Community Foundation	9/7/2011	1	1	1	n/a			
Community Leaders	Other		Veerkamp, Doug	General Contractor	10/18/2011	1	1	1	n/a			
Consulting Firm	Brown, Stevens, Elmore & Sparre		Elmore, Doug	Partner and Broker	10/18/2011	1	1	1	n/a			6/21/2012
Consulting Firm	Capitol Utility Specialists		Reed, Ursula	Salesperson	8/2/2012	1	1	1	n/a			6/21/2012
Consulting Firm	Capitol Utility Specialists		Frame, Steve	Principal	1/12/2012	1	1	1	n/a			8/2/2012
Consulting Firm	Economic Planning Systems		Krause, Gary	Principal	6/14/2011	1	1	1	n/a			6/12/2012
Consulting Firm	ECORP Consulting		Younmans, Tim	Principal		1	1	1	*			
Consulting Firm	ECORP Consulting		Freeman, Hal	Vice President	8/1/2012	1	1	1	n/a			
Consulting Firm	ECORP Consulting		Pappas, Stephen	Cult. Resources Field Director	8/14/2012	1	1	1	n/a			9/7/2012
Consulting Firm	Fehr & Peers Transportation Consultants		Westwood, Lisa	Cultural Resources Manager	7/13/2011	1	1	1	n/a			3/23/2012
Consulting Firm	Ferrer Williams Architects		Robinson, Dave	Traffic Engineer	2/22/2012	1	1	1	n/a			
Consulting Firm	Hefner, Stark & Marois (Land Use)		Ferrar, Bob	Principal		1	1	1	*			
Consulting Firm	ICF International		Cook, Mike	Managing Partner	12/15/2011	1	1	1	n/a			3/27/2013
Consulting Firm	ICF International		Ashkar, Shshira	Archaeological	12/15/2011	1	1	1	n/a			10/14/2011
Consulting Firm	ICF International		Chiu, Bonnie	Project Manager	12/15/2011	1	1	1	n/a			
Consulting Firm	ICF International		Haire, Jennifer	Wildlife	12/15/2011	1	1	1	n/a			
Consulting Firm	ICF International		Hatcher, Shannon	Air Quality/GHG	12/15/2011	1	1	1	n/a			
Consulting Firm	ICF International		Mikesell, Steve	Historical	9/22/2011	1	1	1	n/a			10/14/2011
Consulting Firm	ICF International		Townshley, Maggie	Project Director/ Vice Pres.	12/15/2011	1	1	1	n/a			10/14/2011
Consulting Firm	ICF International		Webber, Lisa	Botany/Wetlands	12/15/2011	1	1	1	n/a			2/3/2012
Consulting Firm	ICF International		Zeff, Sally	CEQA/Land Use	12/15/2011	1	1	1	n/a			6/12/2012
Consulting Firm	Law Offices of Deon Stein		? Rosalind	Attorney	1/16/2012	1	1	1	n/a			
Consulting Firm	Law Offices of Deon Stein		Mattson, Jesse	Attorney	1/16/2012	1	1	1	n/a			6/12/2012
Consulting Firm	Law Offices of Deon Stein		Stein, Deon	Attorney	7/13/2011	1	1	1	*			6/12/2012
Consulting Firm	Meredith Engineering (Civil)		Meredith, Jared	Principal		1	1	1				3/17/2012
Consulting Firm	REY Engineers (Civil)		Huon, Bob	Principal		1	1	1	0			3/17/2012
Consulting Firm	REY Engineers (Civil)		McCormick, Don	Principal	5/16/2011	1	1	1				3/17/2012
Consulting Firm	REY Engineers (Civil)		Sagan, Dave	Principal	10/26/2011	1	1	1	n/a			11/9/2011
Consulting Firm	Sierra Ecosystem Associates		Beutler, Jamie	Interested Party	10/26/2011	1	1	1	n/a			
Consulting Firm	Sierra Ecosystem Associates		Koenigs, Ethan	Land and Resources Manager	10/26/2011	1	1	1	n/a			11/9/2011



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Consulting Firm	Sierra Ecosystem Associates		Lind, Rick	President	77	274	77
Consulting Firm	Sierra Ecosystem Associates		Poshawalt, Jordan	Project Manager/Land Architect	10/26/2011	1	1
Consulting Firm	Treasure Planning		Torres, Charlie	Principal	10/26/2011	1	1
Consulting Firm	Whitney Research (Market Trends)		Larriers, Townley	Principal	3/2/2012	1	1
Consulting Firm	Youngdale Consulting (Geotech)		Sedergquist, David	Principal	10/18/2011	1	1
Consulting Firm	Youngdale Consulting (Geotech)		Youngdale, John	Principal	1/15/2013	1	1
Development Community	Banking	Bank of Sacramento	March, Bill	Bank of Sacramento	5/9/2012	1	1
Development Community	Banking	Most Adams	March, Harry	Most Adams	5/9/2012	1	1
Development Community	Banking	River City Bank	Fleming, Steve	River City Bank	5/9/2012	1	1
Development Community	Banking	River City Bank	McHone, Pat	River City Bank	5/9/2012	1	1
Development Community	Banking		???		5/9/2012	1	1
Development Community	Banking		???		5/9/2012	1	1
Development Community	Building Industry		Anderson, Eric	Standard Pacific	5/9/2012	1	1
Development Community	Building Industry		Best, Dave	Shea Homes	11/1/2011	1	1
Development Community	Building Industry		Blanc, Gary	Sierra Pacific Industries	11/1/2011	1	1
Development Community	Building Industry		Brown, Norm	Best Lake Hills	12/7/2011	1	1
Development Community	Building Industry		Cerro, Sammy	EDH Business Park			
Development Community	Building Industry		Fisher, Bill	Pacific States Development	11/1/2011	1	1
Development Community	Building Industry		Foliz, Mark	Otto Construction	7/17/2012	1	1
Development Community	Building Industry		Luster, Mark	Sierra Pacific Industries	11/1/2011	1	1
Development Community	Building Industry		McDougal, Mike	Village P and So Hwy 50	11/1/2011	1	1
Development Community	Building Industry		Nicholson, Jon	Standard Pacific	11/1/2011	1	1
Development Community	Building Industry		Otto, Allison	Otto Construction	7/17/2012	1	1
Development Community	Building Industry		Shattuck, Bob	Sierra Pacific Industries	11/1/2011	1	1
Development Community	Building Industry		Takopoulos, Angelo	South of Highway 50	11/1/2011	1	1
Development Community	Building Industry		Winn, Tom	Basin Lake Hills	11/1/2011	1	1
Development Community	Building Industry		Witherow, Greg	Carter Kelly	7/17/2012	1	1
Development Community	Building Industry		Edgibot, Alan	Executive Director	12/15/2011	2	2
Environmental	American River Conservancy		TBD				
Environmental	Nature Conservancy		Britting, Sue		4/2/2012	1	1
Environmental	Sierra Club		Griffiths, Ray		4/2/2012	1	1
Environmental	Sierra Club		Le Pouvier, John		4/2/2012	1	1
Environmental	33 acres at Cambridge		Alexander, Lana	Caretaker			
Neighbors, Commercial	La Borgia		Shaner, Kuppel	Owner	7/25/2011	1	1
Neighbors, Commercial	Montano		Perkins, Vinal	Owner	7/25/2011	1	1
Neighbors, Commercial	Raleys		Wong, Gary	Owner	7/25/2011	1	1
Neighbors, Commercial	Shops, The		MacDonald, Tim	Owner	7/25/2011	1	1
Neighbors, Commercial	Shops, The		Navarra, Pete	Owner	7/25/2011	1	1
Neighbors, Commercial	Shops, The		Mansour, Tony	Owner	7/25/2011	1	1
Neighbors, Residential	Basin Lake Action Committee		Thomson, John & Prevost, Kathy		See Briefing Schedule		
Neighbors, Residential	Basin Lake Action Committee		Colvin, Stuart and Sue		See Briefing Schedule		
Neighbors, Residential	Cambridge Oaks		Beal, Kim	Resident	2/1/2012	1	1
Neighbors, Residential	Cameron Estates CSD						

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					7/7	274	225	11				190
Neighbors, Residential	Cameron Estates CSD		Layton, Jane	Resident	4/17/2012	1	1	1	n/a		2/17/2012	1
Neighbors, Residential	Cameron Estates CSD		Leja, Hope	General Manager	3/1/2012	1	1	1	n/a			
Neighbors, Residential	Cameron Estates CSD		Manginelli, Brenda	Resident and Lyon Realtor	4/17/2012	1	1	1	n/a			
Neighbors, Residential	Cameron Estates CSD		Miller, Doris	CSD Director	3/1/2012	1	1	1	n/a		2/17/2012	1
Neighbors, Residential	Cameron Estates CSD		Moeritz, Ken	CSD Director	3/1/2012	1	1	1	n/a		2/17/2012	1
Neighbors, Residential	Cameron Estates CSD		Olivo, Dennis	Resident	3/1/2012	1	1	1	n/a		2/17/2012	1
Neighbors, Residential	Cameron Estates CSD		Roberson, Eric	Resident and Lyon Realtor	4/17/2012	1	1	1	n/a		6/5/2012	1
Neighbors, Residential	Cameron Estates CSD		Sieger, Nancy	Resident and Lyon Realtor	4/17/2012	1	1	1	n/a			
Neighbors, Residential	Cameron Park Design Review Committee		Anderson, Dynna	Chair				1				
Neighbors, Residential	Campobello		TBD									
Neighbors, Residential	Cobrin Ranch		TBD									
Neighbors, Residential	Crazy Horse HOA		TBD									
Neighbors, Residential	EDH Condo Group (CAHET)		TBD									
Neighbors, Residential	Four Seasons		TBD									
Neighbors, Residential	G3 Enterprises		Anderson, Steve									
Neighbors, Residential	G3 Enterprises		Gallo, Bob		7/11/2012	1	1	1	n/a		11/17/2011	1
Neighbors, Residential	G3 Enterprises		Gallo, Tom		11/17/2011	1	1	1	n/a		11/17/2011	1
Neighbors, Residential	G3 Enterprises		Lubeck, Bob		11/17/2011	1	1	1	n/a		11/17/2011	1
Neighbors, Residential	G3 Enterprises		Wolfe, Amy		7/11/2012	2	2	2	n/a		11/17/2011	1
Neighbors, Residential	Highland View				4/17/2012	1	1	1	n/a		11/17/2011	1
Neighbors, Residential	Marble Ridge		Goldenberg, David	Resident	9/7/2011	1	1	1	n/a		11/17/2011	1
Neighbors, Residential	Porter		Bergman, Mattias	Owner	9/7/2011	1	1	1	n/a			
Neighbors, Residential	Ridgeview		Porter, Greg	Owner	See Briefing Schedule							
Neighbors, Residential	Ridgeview		Mairini, Kerry	Owner	8/24/2011	1	1	1	n/a			
Neighbors, Residential	Ridgeview		Peak, Melinda	Owner	8/24/2011	1	1	1	n/a			
Neighbors, Residential	Ridgeview		Wiseman, Dylan	Owner	8/24/2011	1	1	1	n/a			
Neighbors, Residential	Ryan Ranch		Havery, John	Owner	11/18/2011	1	1	1	n/a			
Neighbors, Residential	Ryan Ranch		Stumpf, Blain	Owner	11/18/2011	1	1	1	n/a		12/2/2011	1
Neighbors, Residential	Serrano HOA		General Membership		See Briefing Schedule							
Neighbors, Residential	Serrano HOA		Tyler, John	HOA Board Member, President	1/11/2012	1	1	1			8/23/2012	1
Neighbors, Residential	Serrano Village D1		Ginnell, Ed	Owner	7/27/2011	1	1	1				
Neighbors, Residential	Serrano Village D1		Miller, George	Owner	7/27/2011	1	1	1	n/a			
Neighbors, Residential	Serrano Village D2		Good, Davonna	Owner, Lot 274								
Neighbors, Residential	Serrano Village D2		Hanson, Charles & Angela	Owner, Lot 281	1/11/2012	1	1	1	n/a			
Neighbors, Residential	Serrano Village D2		Hu, Kegang and Li	Owner, Lot 276	12/15/2011	1	1	1	n/a			
Neighbors, Residential	Serrano Village D2		Jahangiri, Hamid & Sayna	Owner, Lot 282	1/11/2012	1	1	1	n/a			
Neighbors, Residential	Serrano Village D2		Kaku, Roy	Owner, Lot 270								
Neighbors, Residential	Serrano Village D2		Kristian, Irene & Andre	Owner, Lot 269								



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Neighbors, Residential	Serrano Village D2		Lynnb, Moor & Arenas	Owner, Lot 373	7/19/2012	1	n/a
Neighbors, Residential	Serrano Village D2		Marques, Frank & Hope	Owner, Lot 379	7/19/2012	1	n/a
Neighbors, Residential	Serrano Village D2		Nonneman, Ruth	Owner, Lot 380	7/19/2012	1	n/a
Neighbors, Residential	Serrano Village D2		Rilly, Keith	Owner, Lot 372	7/19/2012	1	n/a
Neighbors, Residential	Serrano Village D2		Rodriguez, Rey and Mark	Owner, Lot 377	7/19/2012	1	n/a
Neighbors, Residential	Serrano Village D2		Sumagi, Leopoldo & Agne	Owner, Lot 375	7/19/2012	1	n/a
Neighbors, Residential	Serrano Village D2		Tunwathie, Modupe & Ole	Owner, Lot 376	7/19/2012	1	n/a
Neighbors, Residential	Serrano Village D2		Vault, David & Karen	Owner, Lot 371	7/19/2012	1	n/a
Neighbors, Residential	Sterlingshire		Kellebrew, John	Resident	7/19/2012	1	n/a
Neighbors, Residential	Sterlingshire		Neeley, Dennis	Resident	7/19/2012	1	n/a
Neighbors, Residential	Sterlingshire		Willman, Bill	Resident	7/19/2012	1	n/a
Neighbors, Residential	Sterlingshire		Esposito, Richard	Publisher	7/19/2012	1	n/a
Neighbors, Residential	Sterlingshire		Rafferty, Mike	Editor	7/19/2012	1	n/a
Neighbors, Residential	Sterlingshire		Roberts, Mike	Staff Writer	7/19/2012	1	n/a
Neighbors, Residential	Sterlingshire		Sarnick, Julie	Staff Writer	7/19/2012	1	n/a
Neighbors, Residential	Sterlingshire		Hoiler, Bill	CFO	7/19/2012	1	n/a
Neighbors, Residential	Sterlingshire		Marshall, Tom	Executive Vice President	7/19/2012	1	n/a
Neighbors, Residential	Sterlingshire		Bone, Kirk	Government Relations	7/19/2012	1	n/a
Neighbors, Residential	Sterlingshire		Howard, Andrea	Principal Planner	7/19/2012	1	n/a
Neighbors, Residential	Sterlingshire		Howard, Tom	Project Manager	7/19/2012	1	n/a
Neighbors, Residential	Sterlingshire		Parker, Bill	President	7/19/2012	1	n/a
Neighbors, Residential	Sterlingshire		Cassel, Dave	Cycling Advocate	7/19/2012	1	n/a
Neighbors, Residential	Sterlingshire		TBD		7/19/2012	1	n/a
Neighbors, Residential	Sterlingshire		Dunheim, Mark	Coach	7/19/2012	1	n/a
Neighbors, Residential	Sterlingshire		Scott, Brad	Coach	7/19/2012	1	n/a
Neighbors, Residential	Sterlingshire		Dominquez, Joe	Coach	7/19/2012	1	n/a
Neighbors, Residential	Sterlingshire		Tilley, Brett	Coach	7/19/2012	1	n/a
Neighbors, Residential	Sterlingshire		TBD		7/19/2012	1	n/a
Neighbors, Residential	Sterlingshire		Mueller, Vance	Coach and Serrano resident	7/19/2012	1	n/a
Neighbors, Residential	Sterlingshire		Barnett, Doug	Coach and Serrano resident	7/19/2012	1	n/a
Neighbors, Residential	Sterlingshire		TBD		7/19/2012	1	n/a
Neighbors, Residential	Sterlingshire		Bob Smart	Trail Advocate	7/19/2012	1	n/a



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Special Interest Groups	Big Brothers, Big Sisters El Dorado County		Knapp, Judy	Executive Director	2/27/2012	1	1
Special Interest Groups	Boy Scouts / Girl Scouts		TBD				n/a
Special Interest Groups	Boys and Girls Club El Dorado County		McCartney, Sean	Executive Director	2/27/2012	1	n/a
Special Interest Groups	Western Slope		Huckabay, Matt		2/27/2012	1	n/a
Special Interest Groups	Center for Violence Free Relationships		January, Betty		2/27/2012	1	n/a
Special Interest Groups	Chico State Society		Evans, Rene	Program Director	2/27/2012	1	n/a
Special Interest Groups	Community Resource Center (homeless services)		TBD				n/a
Special Interest Groups	Cowell Foundation		TBD				n/a
Special Interest Groups	El Dorado Grape Growers Association		Haberma, Jeff		2/21/2012	1	n/a
Special Interest Groups	El Dorado Hills APAC		Rowett, Norm				n/a
Special Interest Groups	El Dorado Hills APAC		Segel, Harriett		2/21/2012	1	n/a
Special Interest Groups	El Dorado Hills APAC		Sorenson, John		2/21/2012	1	n/a
Special Interest Groups	El Dorado Hills APAC		TBD				n/a
Special Interest Groups	El Dorado Hills Senior Center		Drake, Carl	Interested Party	10/30/2012	1	n/a
Special Interest Groups	El Dorado Winery Association		Henjum, Sarah	Member	10/30/2012	1	n/a
Special Interest Groups	Friends of El Dorado Trail		Kenison, Mike	President	10/30/2012	1	n/a
Special Interest Groups	Friends of El Dorado Trail		Neau, Steven and Jackie	Vice President	10/30/2012	2	n/a
Special Interest Groups	Friends of El Dorado Trail		Schelin, Christine	Interested Party	10/30/2012	1	n/a
Special Interest Groups	Grace Foundation		TBD				n/a
Special Interest Groups	M.O.R.E.(Mother Load Rehabilitation Enterprises)		Suite Davies	Executive Director	2/27/2012	1	n/a
Special Interest Groups	Marble Valley Center for the Arts		Carpenter, Normadene	Board Member	9/28/2011	1	n/a
Special Interest Groups	Marble Valley Center for the Arts		Wilkinson, Randy	Board Member	9/28/2011	1	n/a
Special Interest Groups	Measure Y		Center, Bill		9/27/2011	1	NA
Special Interest Groups	Measure Y		Moore, Jim				
Special Interest Groups	Native American Community	Shingle Springs	Burnett, Daniel	Cultural Resources	8/1/2012	1	n/a
Special Interest Groups	Native American Community	Shingle Springs	Goosby, Andrew	Inspector	8/14/2012	1	n/a
Special Interest Groups	Native American Community	Shingle Springs	Gray, Debbie	Compliance Officer	8/7/2012	1	n/a
Special Interest Groups	Native American Community	Shingle Springs	Riffin, Angela	Cultural Resources	8/7/2012	1	n/a
Special Interest Groups	Native American Community	Shingle Springs	Taylor, AmyAnn	General Counsel	8/1/2012	1	n/a
Special Interest Groups	Native American Community	Shingle Springs	Vargas, Ernie	Tribal Administration	8/1/2012	1	n/a
Special Interest Groups	Native American Community	United Auburn	Guerrero, Marcos	Resources Manager	8/14/2012	1	n/a
Special Interest Groups	Native American Community	United Auburn	Ashby, David	Executive Director	2/27/2012	1	n/a
Special Interest Groups	New Morning Youth and Family Services		Stangroom, Bob	General Manager	1/12/2012	1	n/a
Special Interest Groups	Serrano Country Club						



PARKER DEVELOPMENT COMPANY

ATTACHMENT B

**The Village of Marble Valley Specific Plan
Project Briefings: General Public**

RESERVATION INFORMATION		
Date	# attendees	Name
	356	
11/19/2012	2	Letter: November 14, 2013 (Neighbors within 500 Feet)
		Auvinen, Victor and Jennifer
		Durkin, Michele
12/5/2012	9	Letter: November 14, 2013 (Neighbors within 500 Feet)
		Kinghorn, David George
		Kinghorn, David George
		Kittleson, Reggie (Regina)
		Kittleson, Reggie (Regina) Guest
		McCorkle, Patrick
		Neutzling, Dustin
		Sawyer, James
		Westphal, Jon
12/8/2012	18	Letter: November 14, 2013 (Neighbors within 500 Feet)
		Anderson, Christine and Harold
		Blodget, Jill
		Blodget, Jim
		Chapman, Clark and Guest
		Hinkle, Rod and Betty Jo
		Maller, Stephen
		Mount, Kathy



PARKER DEVELOPMENT COMPANY

ATTACHMENT B

**The Village of Marble Valley Specific Plan
Project Briefings: General Public**

RESERVATION INFORMATION			
Date	# attendees	Name	
	356		
		Price, Lindell	
		Price, Stanley	
		Willson, Rick and Julie	
12/11/2012	0	Letter: November 14, 2013 (Neighbors within 500 Feet)	
		Cancelled due to lack of attendees	
1/9/2013	2	Letter: November 14, 2013 (Neighbors within 500 Feet)	
		Fredianelli, Marc and Farelyn	
1/14/2013	0	Letter: November 14, 2013 (Neighbors within 500 Feet)	
		Cancelled due to lack of attendees	
1/17/2013	40	Special Meeting: Cameron Estates CSD	
1/24/2013	3	Letter: November 14, 2013 (Neighbors within 500 Feet)	
		Unknown	
		Vice President of the Board, Royan Equestrian Estates	



PARKER DEVELOPMENT COMPANY

ATTACHMENT B

**The Village of Marble Valley Specific Plan
Project Briefings: General Public**

RESERVATION INFORMATION			
Date	# attendees	Name	
	356		
1/30/2013	2	Letter: November 14, 2013 (Neighbors within 500 Feet)	
		Lyons, Kamee	
		Porter, Greg	
2/4/2013	20	Special Meeting: Bass Lake Action Committee	
2/13/2013	0	Letter: November 14, 2013 (Neighbors within 500 Feet)	
		Cancelled due to lack of attendees	
2/15/2013	140	Special Meeting: El Dorado County Association of Realtors	
2/19/2013	0	Letter: November 14, 2013 (Neighbors within 500 Feet)	
		Cancelled due to lack of attendees	
3/7/2013	18	Special Meeting: Royal Equestrian Estates	



PARKER DEVELOPMENT COMPANY

ATTACHMENT B

**The Village of Marble Valley Specific Plan
Project Briefings: General Public**

RESERVATION INFORMATION			
Date	# attendees	Name	
	356		
6/3/2013	33	Letter: May 21, 2013 (Neighbors in Cameron Park)	
		Balderrama, Ernesto and Guest	
		Coca, Fran	
		Croom, Troy and Cardinale	
		Crosby, James	
		Findleton, Zana	
		Flores, Frank	
		Giannini, Donald	
		Green, Emily	
		Hanaroff, Ellen	
		Johnson, Robert	
		Jones, Joni and Husband	
		Kisch, Thomas	
		Le Pouvoir, John	
		Lomax, Stewart and Denise	
		Lucatuorto, Matteo	
		Martinez, Terry and Ted	
		McMorran, Monica and guest	
		Morbrowz	
		Reppert, Cam	
		Rupp, George and Louise	
		Scvcdmulligan	
		Stokes, William and guest	
		Wooton, Ellie	
		Wren, Brynn	



PARKER DEVELOPMENT COMPANY

ATTACHMENT B

**The Village of Marble Valley Specific Plan
Project Briefings: General Public**

RESERVATION INFORMATION			
Date	# attendees	Name	
	356		
6/12/2013	26	Special Meeting: ReMax Realtors	



PARKER DEVELOPMENT COMPANY

ATTACHMENT C

**The Village of Marble Valley Specific Plan
Letters sent by the Applicant**

Date	Recipients	Purpose	# Letters
November 14, 2013	Neighbors within 500'	Advise of application submittal and invitation to attend a project briefing	150
November 14, 2013	Community Leaders	Advise of application submittal and invitation to attend a project briefing	92
November 14, 2013	Nearby Homeowners Associations	Advise of application submittal and invitation to attend a project briefing	8
February 22, 2013	Nearby Homeowners Associations	Notice of Preparation for EIR	8
May 10, 2013	Neighbors in Cameron Estates, Royal Equestrian, Marble Ridge	Invitation to attend a project briefing	874
May 21, 2013	Neighbors in Cameron Park	Invitation to attend a project briefing	6,392
TOTAL			7,524



The Village of Marble Valley Specific Plan Website Hits

Monday	to	Sunday	Unique Hits
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*** Build Your Site Analytics ***

1	11/12/2012	to	11/18/2012	
2	11/19/2012	to	11/25/2012	116
3	11/26/2012	to	12/2/2012	
4	12/3/2012	to	12/9/2012	124
5	12/10/2012	to	12/16/2012	63
6	12/17/2012	to	12/23/2012	27
7	12/24/2012	to	12/30/2012	24
8	12/31/2012	to	1/6/2013	37
9	1/7/2013	to	1/13/2013	35
10	1/14/2013	to	1/20/2013	Unknown
11	1/21/2013	to	1/27/2013	Unknown
12	1/28/2013	to	2/3/2013	Unknown
13	2/4/2013	to	2/10/2013	Unknown
14	2/11/2013	to	2/17/2013	Unknown
15	2/18/2013	to	2/24/2013	Unknown
16	2/25/2013	to	3/3/2013	Unknown
17	3/4/2013	to	3/10/2013	Unknown
18	3/11/2013	to	3/17/2013	Unknown
19	3/18/2013	to	3/24/2013	Unknown

*** Google Analytics ***

20	3/25/2013	to	3/31/2013	23
21	4/1/2013	to	4/7/2013	24
22	4/8/2013	to	4/14/2013	24
23	4/15/2013	to	4/21/2013	38
24	4/22/2013	to	4/28/2013	47
25	4/29/2013	to	5/5/2013	52
26	5/6/2013	to	5/12/2013	69
27	5/13/2013	to	5/19/2013	112
28	5/20/2013	to	5/26/2013	247
29	5/27/2013	to	6/2/2013	270
30	6/3/2013	to	6/9/2013	261
31	6/10/2013	to	6/16/2013	78
32	6/17/2013	to	6/23/2013	55
33	6/24/2013	to	6/30/2013	44
34	7/1/2013	to	7/7/2013	50
35	7/8/2013	to	7/14/2013	35
36	7/15/2013	to	7/21/2013	45
37	7/22/2013	to	7/28/2013	32
38	7/29/2013	to	8/4/2013	
39	8/5/2013	to	8/11/2013	
40	8/12/2013	to	8/18/2013	
41	8/19/2013	to	8/25/2013	
42	8/26/2013	to	9/1/2013	

TOTAL WEBSITE HITS TO DATE 1,932



PARKER DEVELOPMENT COMPANY

ATTACHMENT E

**The Village of Marble Valley Specific Plan
Calls and Emails**

22

Date contacted	Date returned	Method of Communication	Last Name, First	Organization (if applicable)
11/15/2012	NA	Email (PDC)	Scotch, Anthony	Boy Scouts of America
11/15/2012	NA	Email (PDC)	Veerkamp, Phil	
11/16/2012	11/22/2012	Telephone	Harris, Yvonne	
11/19/2012	NA	Email (PDC)	Pesses, Randy	
11/20/2012	NA	Email (County)	Franco, Nick	
11/28/2012	11/28/2012	Telephone	Anderson, Christine and Harold	
12/3/2012		Email (PDC)	Frakes, Carla	Cambridge Square Partners (33-ac)
12/3/2012	12/3/2012	Telephone	Kittilsen, Reggie (Regina)	
12/5/2012	12/5/2012	Telephone	Hinkle, Rod and Betty Jo	
12/10/2012	n/a	Email (County)	Price, Lindell	
12/12/2012	12/12/2012	Telephone	Drummond, Bruce	Sunridge Meadows
1/9/2013		Email (PDC)	Levine, Romana	
4/15/2013		Telephone	Mathias, Michael	
5/20/2013		Telephone	Taylor, Richard and wife	
5/24/2013		Telephone	Lawrence, Barbara and guest	
5/29/2013		Telephone	Epstein, Joanne	
5/29/2013		Telephone	Unidentified man	
5/30/2013		Telephone	Rupp, George and Louise	
5/31/2013		Telephone	Balderrama, Ernesto and guest	
5/31/2013		Telephone	Findleton, Zana	
6/3/2013		Telephone	Hanaroff, Ellen (including Ellie Wooten and Carl Reppert)	
6/11/2013	6/11/2013	Telephone	Pesce, Ed	



PARKER DEVELOPMENT COMPANY
Central El Dorado Hills Specific Plan
Public Outreach Summary
 July 28, 2013

Month	Year	Project Briefings (Focus Groups) # attendees	Project Briefings (General Public) # attendees	Letters sent by Applicant	Unique Website Hits	Telephone Calls & Emails	Public Meetings # attendees
		ATTACHMENT A	ATTACHMENT B	ATTACHMENT C	ATTACHMENT D	ATTACHMENT E	ATTACHMENT F
*** Applicant commences public outreach ***							
May	2011	15					
June	2011	32					
July	2011	21					
August	2011	17					
September	2011	9					
October	2011	12					
November	2011	15					
December	2011	23					
January	2012	11					
February	2012	16					
March	2012	1					
April	2012	12					
May	2012	10					
June	2012	-					
July	2012	20					
August	2012	29					
September	2012	6					
October	2012	9					
*** Applicant submits General Plan Amendment Application, County hires EIR consultant, and Project Websites Available ***							
November	2012	-	13	1,120	103	25	-
December	2012	8	37	-	259	10	-
January	2013	6	53	650	86 [1]	9	-
February	2013	1	193	6	Unavailable [1]	6	-
*** County Begins EIR Preparation ***							
March	2013	-	-	3,718	275 [1]	1	34
April	2013	-	24	-	221	3	7
May	2013	-	1	-	203	-	32
June	2013	-	26	-	121	1	-
July	2013	-	-	-	163	-	-
August	2013						
September	2013						
October	2013						
November	2013						
December	2013						
TOTAL		273	347	5,494	1,431	55	73

[1] Data is entirely or partially unavailable due to errors with the Build Your Site analytics.



PARKER DEVELOPMENT COMPANY
The Village of Marble Valley and Central El Dorado Hills Specific Plans
Public Outreach: Focus Groups
 July 29, 2013

ATTACHMENT A

Category	Organization Name	Department (if applicable)	Name	Title	General Information			Briefing Information			Tour Information		
					# People	Briefing Book (11/29/2011)	Central EDH Briefing Book (11/29/2011)	Abbreviated EDH Briefing Book (11/29/2011)	Corrected CEDH Attachment D	Date	# People		
Agency, Local	El Dorado County Fire	Board of Directors	Courtial, Ed	Director	77	274	225	11	130				
Agency, Local	El Dorado County Fire	Board of Directors	Edwards, Daniels	Director	*	*	*	*	*				
Agency, Local	El Dorado County Fire	Board of Directors	Johnson, Mark	Director	*	*	*	*	*				
Agency, Local	El Dorado County Fire	Board of Directors	Mahach, Tom	Director	*	*	*	*	*				
Agency, Local	El Dorado County Fire	Board of Directors	Rose, Joe	Director	6/2/2011	1	1	0	0				
Agency, Local	El Dorado County Fire	Staff	Hardy, Mike	Assistant Chief	6/2/2011	1	1	0	0				
Agency, Local	El Dorado County Fire	Staff	Lacher, Bruce	Chief	10/24/2012	1	1	1	n/a			11/9/2012	
Agency, Local	El Dorado Hills CSD	Board of Directors	Crumpley, Terry	Candidate									
Agency, Local	El Dorado Hills CSD	Board of Directors	Gertsch, Guy	Director	6/16/2011	1	1	1	*			8/20/2011	
Agency, Local	El Dorado Hills CSD	Board of Directors	Lowery, Wayne	Director	6/16/2011	1	1	1	*			8/20/2011	
Agency, Local	El Dorado Hills CSD	Board of Directors	Mattock, Noelle	Director	6/21/2011	1	1	1	*			8/25/2011	
Agency, Local	El Dorado Hills CSD	Board of Directors	Rogoszinski, Tony	Director	6/21/2011	1	1	1	*			8/25/2011	
Agency, Local	El Dorado Hills CSD	Board of Directors	Vandegriff, Bill	Director	6/10/2011	1	1	1	*			8/25/2011	
Agency, Local	El Dorado Hills CSD	Staff	Dennis, Brent	General Manager	9/13/2012	1	1	1	n/a			5/18/2013	
Agency, Local	El Dorado Hills CSD	Staff	Kukkola, Sandi	Interim General Manager	6/21/2011	1	1	1	0			8/25/2011	
Agency, Local	El Dorado Hills CSD	Staff	Skeel, John	General Manager	6/2/2011	1	1	1	0			n/a	
Agency, Local	El Dorado Hills Fire	Board of Directors	Barber, Lou	Director	6/21/2011	1	1	1	*			11/4/2011	
Agency, Local	El Dorado Hills Fire	Board of Directors	Durante, Greg	Director	6/10/2011	1	1	1	*			10/28/2011	
Agency, Local	El Dorado Hills Fire	Board of Directors	Hidahi, John	Director	6/21/2011	1	1	1	*			8/26/2011	
Agency, Local	El Dorado Hills Fire	Board of Directors	Winn, Barbara	Director	6/21/2011	1	1	1	*			11/4/2011	
Agency, Local	El Dorado Hills Fire	Staff	Ballenger, Brad	Division Chief	6/2/2011	1	1	1	*			8/26/2011	
Agency, Local	El Dorado Hills Fire	Staff	Genovese, Jeff	Union Representative	6/21/2011	1	1	1	*			11/4/2011	
Agency, Local	El Dorado Hills Fire	Staff	Lilienthal, Mike	Fire Marshal	2/28/2013	1	n/a					8/26/2011	
Agency, Local	El Dorado Hills Fire	Staff	O'Camb, Jim	Deputy Chief	6/2/2011	1	1	1	*			8/26/2011	
Agency, Local	El Dorado Hills Fire	Staff	Roberts, Dave	Chief	6/2/2011	1	1	1	*			8/26/2011	
Agency, Local	El Dorado Hills Fire	Staff	Doy, Alan	District 5 Director	8/9/2012	1	1	1	n/a			9/25/2012	
Agency, Local	El Dorado Irrigation District	Board of Directors	Fraser, John	District 2 Director	7/20/2011	1	1	1	*			11/3/2011	
Agency, Local	El Dorado Irrigation District	Board of Directors	George, Bill	District 3 Director	7/18/2011	1	1	1	*			10/27/2011	
Agency, Local	El Dorado Irrigation District	Board of Directors	Norris, Harry	District 5 Director	7/20/2011	1	1	1	*			10/27/2011	
Agency, Local	El Dorado Irrigation District	Board of Directors	Osborne, George	District 1 Director	7/26/2011	1	1	1	*			*	
Agency, Local	El Dorado Irrigation District	Board of Directors	Wheeldon, George	District 4 Director	7/26/2011	1	1	1	*			*	
Agency, Local	El Dorado Irrigation District	Staff	Abercrombie, Jim	General Manager	6/30/2011	1	1	1	*			*	
Agency, Local	El Dorado Irrigation District	Staff	Cumpton, Tom	Legal Counsel	6/30/2011	1	1	1	*			*	



PARKER DEVELOPMENT COMPANY
The Village of Marble Valley and Central El Dorado Hills Specific Plans
Public Outreach: Focus Groups
 July 29, 2013

ATTACHMENT A

General Information		Briefing Information				Tour Information	
Category	Organization Name	Department (if applicable)	Name	Title	Date	# People	# People
Agency, Local	El Dorado Irrigation District	Staff	Mizerdijan, Cindy	Engineering	8/30/2012	1	1
Agency, Local	El Dorado Irrigation District	Staff	Mueller, Brian	Engineering	6/30/2011	1	1
Agency, Local	El Dorado Irrigation District	Staff	Wells, Elizabeth	Engineering	6/30/2011	1	1
Agency, Local	El Dorado, County of	Agriculture Commission	Bacchi, Chuck	Livestock Industry		1	1
Agency, Local	El Dorado, County of	Agriculture Commission	Beeger, Greg	Ag Processing Industry	12/12/2011	1	1
Agency, Local	El Dorado, County of	Agriculture Commission	Draper, Bill	Forestry Industry		1	1
Agency, Local	El Dorado, County of	Agriculture Commission	Jensen, Jull	Ag Commissioner		1	1
Agency, Local	El Dorado, County of	Agriculture Commission	Mansfield, Ron	Fruit and Nut Industry	12/12/2011	1	1
Agency, Local	El Dorado, County of	Agriculture Commission	Nickson, Tim	Livestock Industry		1	1
Agency, Local	El Dorado, County of	Agriculture Commission	Smith, John	Fruit and Nut Industry		1	1
Agency, Local	El Dorado, County of	Agriculture Commission	Walker, Lloyd	Other Ag Industry	12/12/2011	1	1
Agency, Local	El Dorado, County of	Board of Supervisors	BRIGGS, Ron	District 4 Supervisor	5/19/2011	1	1
Agency, Local	El Dorado, County of	Board of Supervisors	Knight, John	District 1 Supervisor	5/18/2011	1	1
Agency, Local	El Dorado, County of	Board of Supervisors	Mikulaco, Ron	District 1 Supervisor	8/9/2012	1	1
Agency, Local	El Dorado, County of	Board of Supervisors	Nutting, Ray	District 2 Supervisor	6/20/2011	1	1
Agency, Local	El Dorado, County of	Board of Supervisors	Santiago, Norma	District 3 Supervisor	5/23/2011	1	2
Agency, Local	El Dorado, County of	Board of Supervisors	Sweeney, Jack	District 3 Supervisor	5/25/2011	1	1
Agency, Local	El Dorado, County of	CAO	Daly, Terri	Chief Administrative Officer	9/16/2011	1	1
Agency, Local	El Dorado, County of	CAO	Kerr, Ann	Assistant CAO	8/28/2011	1	1
Agency, Local	El Dorado, County of	County Counsel	Schwarz, Laura	Deputy County Counsel	9/16/2011	1	1
Agency, Local	El Dorado, County of	County Counsel	Frank, Paula	County Counsel	9/16/2011	1	1
Agency, Local	El Dorado, County of	County Counsel	Green, Lou	County Counsel	9/16/2011	1	1
Agency, Local	El Dorado, County of	County Counsel	Knapp, Ed	County Counsel	1/10/2013	1	n/a
Agency, Local	El Dorado, County of	County Counsel	Livingston, Dave	County Counsel	1/10/2013	1	n/a
Agency, Local	El Dorado, County of	County Counsel	Matham, Kay Ann	Deputy County Counsel	1/10/2013	1	n/a
Agency, Local	El Dorado, County of	Development Services	Angel, Pat	Potential Project Manager	8/30/2012	1	n/a
Agency, Local	El Dorado, County of	Development Services	MacLarnid, Kent	Potential Project Manager	8/30/2012	1	n/a
Agency, Local	El Dorado, County of	Development Services	Pabalinas, Mel	Senior Planner	8/30/2012	1	n/a
Agency, Local	El Dorado, County of	Development Services	Troun, Roger	Director	9/30/2011	1	2
Agency, Local	El Dorado, County of	Planning Commission	Heflin, Tom	District 3 Commissioner	5/16/2011	1	1
Agency, Local	El Dorado, County of	Planning Commission	Matthews, Walter	District 4 Commissioner	5/25/2011	1	1



PARKER DEVELOPMENT COMPANY
The Village of Marble Valley and Central El Dorado Hills Specific Plans
Public Outreach: Focus Groups
July 29, 2013

ATTACHMENT A

Category	Organization Name	Department (if applicable)	Name	Title	Briefing Information			Tour Information		
					Marble Valley Briefing Book (10/29/2011)	Central EDH Briefing Book (10/29/2011)	Abbreviated CEDH Briefing Book (10/29/2011)	Date	# People	# People
Agency, Local	El Dorado, County of	Planning Commission	Pratt, Dave	District 2 Commissioner	1	1	1	8/18/2011	1	130
Agency, Local	El Dorado, County of	Planning Commission	Rein, Lou	District 1 Commissioner	1	1	1	7/9/2011	1	1
Agency, Local	El Dorado, County of	Planning Commission	Shinault, Brian	District 5 Commissioner	1	1	1	11/13/2012	1	1
Agency, Local	El Dorado, County of	Planning Commission	Stewart, Nick	District 1 Commissioner	1	1	1	10/24/2012	1	1
Agency, Local	El Dorado, County of	Planning Commission	Thurston, Alan	District 5 Commissioner	1	1	1	5/23/2011	1	1
Agency, Local	El Dorado, County of	Sheriff	D'Algozin, John	Sheriff	1	1	1	6/20/2011	1	1
Agency, Local	El Dorado, County of	Transportation	Crawford, Eileen	Civil Engineer	1	1	1	5/18/2012	1	1
Agency, Local	El Dorado, County of	Transportation	Kooyman, Steve	Acting Deputy Director	1	1	1	5/18/2012	1	1
Agency, Local	El Dorado, County of	Transportation	Porter, Natalie	Traffic Engineer	1	1	1	5/18/2012	1	1
Agency, Local	El Dorado, County of	Transportation	Slater, Bob	Assistant Director	1	1	1	8/8/2012	1	1
Agency, Local	El Dorado, County of	Transportation	Ware, Jim	Director	3	3	3	5/18/2011	1	1
Agency, Local	Placerville, City of	Air Quality District	Mattison, Wendy	Vice Mayor	1	1	1	7/23/2012	1	1
Agency, Local	Sacramento County	Air Quality District	Greene, Larry	Executive Director/APCO	1	1	1	7/23/2012	1	1
Agency, Local	Sacramento County	Air Quality District	Hurley, Joseph	Air Quality Planner	1	1	1	7/23/2012	1	1
Agency, Local	Sacramento County	Air Quality District	Robinson, Larry	Program Coordinator	1	1	1	7/23/2012	1	1
Agency, Local	School, Buckeye Union		Bolke, Ray	Facilities Director	1	1	1	7/11/2011	1	1
Agency, Local	School, Buckeye Union		Montalbano, Robbie	Ast. Superintendent	1	1	1	7/11/2011	1	1
Agency, Local	School, El Dorado Union	Board of Directors	Brown, Kevin	Board Member	1	1	1	8/22/2011	1	1
Agency, Local	School, El Dorado Union	Board of Directors	Veckamp, Lori	Board Member	1	1	1	9/22/2011	1	1
Agency, Local	School, El Dorado Union	Board of Directors	White, Todd	Board Member	1	1	1	8/22/2011	1	1
Agency, Local	School, El Dorado Union	Staff	Hoffman, Chris	Superintendent	1	1	1	7/11/2011	1	1
Agency, Local	School, El Dorado Union	Staff	Wehr, Steve	Principal, Oak Ridge H.S.	1	1	1	7/23/2012	1	1
Agency, Local	School, Latrobe	Superintendent's Office	Phottl, Jean	Superintendent	1	1	1	7/11/2011	1	1
Agency, Local	School, Office of Education	Superintendent's Office	Barber, Vicki	Superintendent	1	1	1	6/8/2011	1	1
Agency, Local	School, Rescue	Superintendent's Office	Swart, David	Asst. Superintendent	1	1	1	7/11/2011	1	1
Agency, Local	Transportation, EDC Trans. Commission	Staff	Barton, Jerry	Sr. Transportation Planner	1	1	1	9/10/2012	1	1
Agency, Local	Transportation, EDC Trans. Commission	Staff	Bolster, Dan	Sr. Transportation Planner	1	1	1	9/10/2012	1	1
Agency, Local	Transportation, EDC Trans. Commission	Staff	DeLoria, Woody	Assoc. Transportation Planner	1	1	1	9/10/2012	1	1
Agency, Local	Transportation, EDC Trans. Commission	Staff	Mathews, Kathryn	Executive Director	1	1	1	7/13/2011	1	1
Agency, Local	Transportation, EDC Trans. Commission	Staff	Scherzinger, Sharon	Executive Director	1	1	1	9/10/2012	1	1
Agency, Local	Transportation, El Dorado Transit	AT&T	Jackson, Mindy	Executive Director	1	1	1	7/13/2011	1	1
Agency, Local	Utilities	AT&T	Dierlam, Doug		1	1	1	8/2/2012	1	1
Agency, Local	Utilities	AT&T	Hooten, Scott		1	1	1	8/2/2012	1	1



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					77	274	239	225	11				130
Agency, Local	Utilities	Comcast	Duby, Mark		8/2/2012	1				n/a			
Agency, Local	Utilities	Comcast	Miller, Kip		8/2/2012	1				n/a		8/2/2012	1
Agency, Local	Utilities	PG&E	Dosonov, Jennifer		8/2/2012	1				n/a		8/2/2012	1
Agency, Local	Utilities	PG&E	Feris, Nicole		7/24/2012	1	1			n/a		n/a	
Agency, Local	Utilities	PG&E	Johnson, Brian		7/24/2012	1	1			n/a		n/a	
Agency, Local	Utilities	PG&E	Kemp, Joe		7/24/2012	1	1			n/a		n/a	
Agency, Local	Utilities	PG&E	Kangura, Jesse		8/2/2012	1				n/a			
Agency, Local	Utilities	PG&E	Painappan, Ada		8/2/2012	1				n/a			
Agency, Local	Utilities	PG&E	Ruiz, Rich		8/2/2012	1				n/a			
Agency, Local	Utilities	PG&E	Triper, Cary		8/2/2012	1				n/a			
Agency, Local	Utilities	PG&E	Magallanes, Albert		7/24/2012	1	1			n/a		n/a	
Agency, Other	Corps of Engineers	Waste Connection	Yu, Peck	Regulatory Project Mgr	1/25/2012	1				n/a			1
Agency, Other	Corps of Engineers	Sacramento Division	Foley, Nancy	Chief CA No. Branch Reg. Dir.	1/25/2012	1				n/a			1
Agency, Other	Sacramento Council of Governments	Staff	Carpenter, Matt	Transportation Director	7/11/2012	1	1			n/a		7/11/2012	1
Agency, Other	Sacramento Council of Governments	Staff	Uton, Kacey	Senior Planner	7/13/2011	1	1			n/a		7/11/2012	1
Agency, Other	Sacramento Council of Governments	Staff	McKeever, Mike	Executive Director	6/14/2011	1	1						
Agency, Other	State Attorney General	Staff	Sloan, Rebecca	External Affairs	7/11/2012	1	1			n/a		7/11/2012	1
Agency, Other	Valley Vision	Staff	TBD	Senior Project Manager	10/4/2012	1	1			n/a		n/a	
Agency, Other	Valley Vision	Staff	Aguirre, Chris	CEO and Managing Partner	10/4/2012	1	1			n/a		n/a	
Agency, Other	Valley Vision	Staff	Mueller, Bill	CEO	8/4/2011	1	1			n/a		9/6/2012	1
Business Community	El Dorado Builders Exchange	Board of Directors	Brent-Sumb, Laurel	Director of Tourism	8/4/2011	1	1			n/a		11/9/2011	1
Business Community	El Dorado County Visitors Authority	Board of Directors	Franklin, Joey	Board Member	12/6/2012	1				n/a			
Business Community	El Dorado Hills Chamber	Board of Directors	Addison, Ted	Board Member	12/6/2012	1				n/a			
Business Community	El Dorado Hills Chamber	Board of Directors	Barri, Kevin	Board Member	12/6/2012	1				n/a			
Business Community	El Dorado Hills Chamber	Board of Directors	England, Jeff	Board Member	12/6/2012	1				n/a			
Business Community	El Dorado Hills Chamber	Board of Directors	Root, Craig	Board Member	12/6/2012	1				n/a			
Business Community	El Dorado Hills Chamber	Board of Directors	Wetzel, Cecil	Board Member	12/6/2012	1				n/a			
Business Community	El Dorado Hills Chamber	Board of Directors	Wilson, Jan	Board Member	12/6/2012	1				n/a			
Business Community	El Dorado Hills Chamber	Board of Directors	Williamson, David	Board Member	12/6/2012	1				n/a			
Business Community	El Dorado Hills Chamber	Board of Directors	Zezini, John	Board Member	12/6/2012	1				n/a			
Business Community	El Dorado Hills Chamber	Staff	Manning, Debbie	President/CEO	8/4/2011	1	1			n/a		10/14/2011	1
Business Community	El Dorado Hills Rotary	Business Community	Barri, Kevin	Wells Fargo Bank	7/17/2012	1	1			n/a			
Business Community	El Dorado Hills Rotary	Business Community	Draper, Scott	Financial Services	7/17/2012	1	1			n/a		10/7/2012	1
Business Community	El Dorado Hills Rotary	Business Community	Nordby, Roger	Realtor	7/17/2012	1	1			n/a			
Business Community	El Dorado Hills Rotary	Business Community	Shak, Becky	Placer Title Company	7/17/2012	1	1			n/a		9/6/2012	1
Business Community	El Dorado Hills Rotary	Business Community	Tucker, Sean	Placer Title Company	7/17/2012	1	1			n/a		8/18/2012	1
Business Community	El Dorado Hills Rotary	Business Community	Wilberow, Kathy	ANCOVA Nexus	7/17/2012	1	1			n/a			
Business Community	Shingle Springs/Cameron Park Chamber	Business Community	Hopkins, Linda	Executive Director	8/4/2011	1	1			n/a		11/9/2011	1
Community Leaders	El Dorado County EDAC	Community Leaders	Abraham, T	EDAC / Marshall Medical	8/25/2011	1	1			n/a		10/28/2011	1



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Community Leaders	El Dorado County EDAC	Agayres, Maryann	Apple Hill Growers	10/31/2011	1	1	1	1	n/a			1
Community Leaders	El Dorado County EDAC	Brunello, Jim	Attorney/Developer	8/25/2011	1	1	1	1	n/a			1
Community Leaders	El Dorado County EDAC	Owens, Charlie	ANOVA Architects	8/22/2011	1	1	1	1	n/a			1
Community Leaders	El Dorado County EDAC	Oriener, Eric	Cameron Park CSD	8/26/2011	1	1	1	1	n/a			1
Community Leaders	El Dorado County EDAC	Helm, Gordon	Local Business Owner	9/22/2011	1	1	1	1	n/a			1
Community Leaders	El Dorado County EDAC	Kobus, Mike	Writer	8/25/2011	1	1	1	1	n/a			1
Community Leaders	El Dorado County EDAC	Van Dain, Dale	Los Rios College	10/31/2011	1	1	1	1	n/a			1
Community Leaders	El Dorado County EDAC	Zehner, Valerie	Farm Bureau	8/16/2012	1	1	1	1	n/a			1
Community Leaders	Other	Barr, Richard	District 3 BOE Candidate	12/12/2011	1	1	1	1	n/a			1
Community Leaders	Other	Deffino, Ed	Agriculture	12/12/2011	1	1	1	1	n/a			1
Community Leaders	Other	Ferry, Steve	Realtor	11/8/2011	1	1	1	1	n/a			1
Community Leaders	Other	Johnson, Ann	Agriculture (Lloyd Walker's Daughter)	12/12/2011	1	1	1	1	n/a			1
Community Leaders	Other	Price, Lindell	Walkable Streets Advocate	11/8/2011	1	1	1	1	n/a			1
Community Leaders	Other	Roby, Bill	El Dorado Community Foundation	9/7/2011	1	1	1	1	n/a			1
Community Leaders	Other	Veerkamp, Doug	General Contractor	10/14/2011	1	1	1	1	n/a			1
Consulting Firm	Brown, Stevens, Elmore & Sparr	Elmore, Doug	Partner and Broker	10/14/2011	1	1	1	1	n/a			1
Consulting Firm	Brown, Stevens, Elmore & Sparr	Reed, Urszula	Salesperson	8/2/2012	1	1	1	1	n/a			1
Consulting Firm	Capitol Utility Specialists	Frame, Steve	Principal	1/12/2012	1	1	1	1	n/a			1
Consulting Firm	Capitol Utility Specialists	Krause, Gary	Principal	6/14/2011	1	1	1	1	n/a			1
Consulting Firm	Economic Planning Systems	Youmans, Tim	Principal	8/1/2012	1	1	1	1	n/a			1
Consulting Firm	ECORP Consulting	Freeman, Hal	Vice President	8/14/2012	1	1	1	1	n/a			1
Consulting Firm	ECORP Consulting	Pappas, Stephen	Cult. Resources Field Director	7/13/2011	1	1	1	1	n/a			1
Consulting Firm	ECORP Consulting	Westwood, Lisa	Cultural Resources Manager	2/22/2012	1	1	1	1	n/a			1
Consulting Firm	Fehr & Peers Transportation Consultants	Robinson, Dave	Traffic Engineer	12/15/2011	1	1	1	1	n/a			1
Consulting Firm	Hefner, Stark & Marois (Land Use)	Fornar, Bob	Managing Partner	12/15/2011	1	1	1	1	n/a			1
Consulting Firm	ICF International	Cook, Mike	Archaeological	12/15/2011	1	1	1	1	n/a			1
Consulting Firm	ICF International	Ashkar, Shahira	Project Manager	12/15/2011	1	1	1	1	n/a			1
Consulting Firm	ICF International	Chiu, Bonnie	Wildlife	12/15/2011	1	1	1	1	n/a			1
Consulting Firm	ICF International	Haire, Jennifer	Air Quality/GHG	12/15/2011	1	1	1	1	n/a			1
Consulting Firm	ICF International	Hatcher, Shannon	Historical	9/22/2011	1	1	1	1	n/a			1
Consulting Firm	ICF International	Mikcsett, Steve	Project Director/ Vice Pres.	12/15/2011	1	1	1	1	n/a			1
Consulting Firm	ICF International	Townley, Maggie	Botany/Wetlands	12/15/2011	1	1	1	1	n/a			1
Consulting Firm	ICF International	Webber, Lisa	CEQA/Land Use	1/16/2012	1	1	1	1	n/a			1
Consulting Firm	Law Offices of Deon Stein	Zeff, Sally	Attorney	7/13/2011	1	1	1	1	n/a			1
Consulting Firm	Law Offices of Deon Stein	7, Rosalind	Attorney	5/16/2011	1	1	1	1	n/a			1
Consulting Firm	Law Offices of Deon Stein	Mattson, Jesse	Attorney	10/26/2011	1	1	1	1	n/a			1
Consulting Firm	Meredith Engineering (Civil)	Stein, Deon	Principal	10/26/2011	1	1	1	1	n/a			1
Consulting Firm	REY Engineers (Civil)	Meredith, Jared	Principal	10/26/2011	1	1	1	1	n/a			1
Consulting Firm	REY Engineers (Civil)	Hunn, Bob	Principal	10/26/2011	1	1	1	1	n/a			1
Consulting Firm	REY Engineers (Civil)	McCormick, Don	Principal	10/26/2011	1	1	1	1	n/a			1
Consulting Firm	REY Engineers (Civil)	Sagan, Dave	Principal	10/26/2011	1	1	1	1	n/a			1
Consulting Firm	Sierra Ecosystem Associates	Buciler, Jamie	Interested Party	10/26/2011	1	1	1	1	n/a			1
Consulting Firm	Sierra Ecosystem Associates	Koenigs, Ethan	Land and Resources Manager	10/26/2011	1	1	1	1	n/a			1



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Consulting Firm	Sierra Ecosystem Associates		Uind, Rick	President	10/26/2011	1		
Consulting Firm	Sierra Ecosystem Associates		Proffitt, Jordan	Project Manager/Land Architect	10/26/2011	1		
Consulting Firm	Terrace Planning		Torrance, Charles	Principal	3/2/2012	1		
Consulting Firm	Whitney Research (Market Trends)		Larzelere, Twinkley	Principal	10/18/2011	1		
Consulting Firm	Young & Rubicam Consulting (Geotech)		Yoder, David	Principal	1/15/2013	1		
Banking	Bank of Sacramento		Martin, Bill	Bank of Sacramento	5/8/2012	1		
Banking	Bank of Sacramento		Mason, Harry	Bank of Sacramento	5/8/2012	1		
Banking	Bank of Sacramento		Fleming, Steve	River City Bank	5/8/2012	1		
Banking	Bank of Sacramento		Methone, Pat	River City Bank	5/8/2012	1		
Banking	Bank of Sacramento		???		5/8/2012	1		
Banking	Bank of Sacramento		???		5/8/2012	1		
Banking	Bank of Sacramento		???		5/8/2012	1		
Building Industry	Standard Pacific		Anderson, Eric	Standard Pacific	11/1/2011	1		
Building Industry	Shea Homes		Best, Dave	Shea Homes	11/1/2011	1		
Building Industry	Sierra Pacific Industries		Blanc, Gary	Sierra Pacific Industries	11/1/2011	1		
Building Industry	Sierra Pacific Industries		Crown, Nam	Sierra Pacific Industries	11/1/2011	1		
Building Industry	Sierra Pacific Industries		Fisher, Jill	Sierra Pacific Industries	11/1/2011	1		
Building Industry	Sierra Pacific Industries		Foltz, Mark	Sierra Pacific Industries	11/1/2011	1		
Building Industry	Sierra Pacific Industries		Luster, Mark	Sierra Pacific Industries	11/1/2011	1		
Building Industry	Sierra Pacific Industries		McDougal, Mike	Sierra Pacific Industries	11/1/2011	1		
Building Industry	Sierra Pacific Industries		Nicholson, Jon	Sierra Pacific Industries	11/1/2011	1		
Building Industry	Sierra Pacific Industries		Otto, Allison	Sierra Pacific Industries	11/1/2011	1		
Building Industry	Sierra Pacific Industries		Shattuck, Bob	Sierra Pacific Industries	11/1/2011	1		
Building Industry	Sierra Pacific Industries		Takopoulos, Angelo	Sierra Pacific Industries	11/1/2011	1		
Building Industry	Sierra Pacific Industries		Winn, Tom	Sierra Pacific Industries	11/1/2011	1		
Building Industry	Sierra Pacific Industries		Witherow, Greg	Sierra Pacific Industries	11/1/2011	1		
Building Industry	Sierra Pacific Industries		Egloff, Alan	Sierra Pacific Industries	12/13/2011	2		
Environmental	American River Conservancy		TBD	Executive Director	12/13/2011	1		
Environmental	Environmental Council of Sacramento		TBD					
Environmental	Nature Conservancy		Britting, Sue		4/2/2012	1		
Environmental	Sierra Club		Griffiths, Ray		4/2/2012	1		
Environmental	Sierra Club		Le Pouvier, John		4/2/2012	1		
Environmental	Sierra Club		Alexander, Lena		4/2/2012	1		
Neighbors, Commercial	33 acres at Cambridge		Shankar, Kuppe	Caretaker	7/25/2011	1		
Neighbors, Commercial	La Borgia		Petkins, Vinai	Owner	7/25/2011	1		
Neighbors, Commercial	Montano		Wong, Gary	Owner	7/25/2011	1		
Neighbors, Commercial	Raleys		MacDonald, Tim	Owner	7/25/2011	1		
Neighbors, Commercial	Shops, The		Navarra, Pete	Owner	7/25/2011	1		
Neighbors, Commercial	Shops, The		Mansour, Tony	Owner	7/25/2011	1		
Neighbors, Commercial	Town Center		Thomsen, John & Prevost, Kathy	Owner	7/25/2011	1		
Neighbors, Residential	Bass Lake Action Committee		Thomsen, John & Prevost, Kathy	Owner	7/25/2011	1		
Neighbors, Residential	Bass Lake Action Committee		Thomsen, John & Prevost, Kathy	Owner	7/25/2011	1		
Neighbors, Residential	Cambridge Oaks		Cohm, Stuart and Sue		See Briefing Schedule			
Neighbors, Residential	Cambridge Oaks		Cohm, Stuart and Sue		See Briefing Schedule			
Neighbors, Residential	Cameron Estates CSD		Beall, Kim	Resident	2/1/2012	1		



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				77	274	239	225	11			130
Neighbors, Residential	Cameron Estates CSD		Resident	4/17/2012	1	1	1		n/a	2/17/2012	1
Neighbors, Residential	Cameron Estates CSD	Layton, Jane	General Manager	2/1/2012	1	1	1		n/a		
Neighbors, Residential	Cameron Estates CSD	Leja, Hope	Resident and Lyon Realtor	4/17/2012	1	1	1		n/a		
Neighbors, Residential	Cameron Estates CSD	Manginelli, Brenda	CSD Director	2/1/2012	1	1	1		n/a	2/17/2012	1
Neighbors, Residential	Cameron Estates CSD	Miller, Doris	CSD Director	2/1/2012	1	1	1		n/a	2/17/2012	1
Neighbors, Residential	Cameron Estates CSD	Mesnitz, Ken	CSD Director	2/1/2012	1	1	1		n/a	2/17/2012	1
Neighbors, Residential	Cameron Estates CSD	Olivo, Danica	Resident	2/1/2012	1	1	1		n/a	2/17/2012	1
Neighbors, Residential	Cameron Estates CSD	Roberson, Eva	Resident and Lyon Realtor	4/17/2012	1	1	1		n/a	6/5/2012	1
Neighbors, Residential	Cameron Estates CSD	Siegler, Nancy	Resident and Lyon Realtor	4/17/2012	1	1	1		n/a		
Neighbors, Residential	Cameron Park Design Review Committee	Anderly, Dyana	Chair	See Briefing Schedule							
Neighbors, Residential	Campobello	TBD		See Briefing Schedule							
Neighbors, Residential	Cottrin Ranch	TBD		See Briefing Schedule							
Neighbors, Residential	Crazy Horse HOA	TBD		See Briefing Schedule							
Neighbors, Residential	EDH Condo Group (CARE7)	TBD		See Briefing Schedule							
Neighbors, Residential	Four Seasons	TBD		See Briefing Schedule							
Neighbors, Residential	G3 Enterprises	Anderson, Steve	Owner	7/11/2012	1	1	1		n/a	11/17/2011	1
Neighbors, Residential	G3 Enterprises	Gallo, Bob	Owner	11/17/2011	1	1	1		n/a	11/17/2011	1
Neighbors, Residential	G3 Enterprises	Gallo, Tom	Owner	11/17/2011	1	1	1		n/a	11/17/2011	1
Neighbors, Residential	G3 Enterprises	Luback, Bob	Owner	7/11/2012	2	2	2		n/a	11/17/2011	1
Neighbors, Residential	G3 Enterprises	Wolfe, Amy	Owner	4/18/2012	1	1	1		n/a	11/20/2012	1
Neighbors, Residential	Highland View	Goldenberg, David	Resident	9/7/2011	1	1	1		n/a		
Neighbors, Residential	Marble Ridge	Bergman, Makita	Owner	9/7/2011	1	1	1		n/a		
Neighbors, Residential	Marble Ridge	Costamagna, Gaty	Owner	9/7/2011	1	1	1		n/a		
Neighbors, Residential	Porter	Porter, Greg	Owner	See Briefing Schedule							
Neighbors, Residential	Ridgeview	Manni, Kerry	Owner	8/24/2011	1	1	1		n/a		
Neighbors, Residential	Ridgeview	Peak, Melinda	Owner	8/24/2011	1	1	1		n/a		
Neighbors, Residential	Ridgeview	Wiseman, Dylan	Owner	8/24/2011	1	1	1		n/a		
Neighbors, Residential	Ryan Ranch	Haverty, John	Owner	11/18/2011	1	1	1		n/a		
Neighbors, Residential	Ryan Ranch	Stumpf, Blain	Owner	11/18/2011	1	1	1		n/a	12/7/2011	1
Neighbors, Residential	Serrano HOA	General Membership	HOA Board Member, President	See Briefing Schedule							
Neighbors, Residential	Serrano HOA	Tyler, John	Owner	1/11/2012	1	1	1		n/a	8/31/2012	1
Neighbors, Residential	Serrano Village D1	Grimmell, Ed	Owner	7/27/2011	1	1	1		n/a		
Neighbors, Residential	Serrano Village D1	Miller, George	Owner	7/27/2011	1	1	1		n/a		
Neighbors, Residential	Serrano Village D2	Good, Davonna	Owner, Lot 274								
Neighbors, Residential	Serrano Village D2	Hanson, Charles & Angela	Owner, Lot 281	1/11/2012	1	1	1		n/a		
Neighbors, Residential	Serrano Village D2	Hu, Kegang and U	Owner, Lot 276	12/15/2011	1	1	1		n/a		
Neighbors, Residential	Serrano Village D2	Jahangir, Hamid & Sayna	Owner, Lot 282	1/11/2012	1	1	1		n/a		
Neighbors, Residential	Serrano Village D2	Kaku, Roy	Owner, Lot 270								
Neighbors, Residential	Serrano Village D2	Kristian, Irene & Andre	Owner, Lot 269								



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Neighbors, Residential	Serrano Village D2		Loyrabb, Noor & Amena	Owner, Lot 273	12/15/2011	1	1
Neighbors, Residential	Serrano Village D2		Marquez, Frank & Hope	Owner, Lot 279			
Neighbors, Residential	Serrano Village D2		Normandin, Ruth	Owner, Lot 280	1/11/2012	1	1
Neighbors, Residential	Serrano Village D2		Relly, Marilyn	Owner, Lot 272	12/12/2011	1	1
Neighbors, Residential	Serrano Village D2		Rodriguez, Rev and Mark	Owner, Lot 277	1/11/2012	1	1
Neighbors, Residential	Serrano Village D2		Sumari, Leopoldo & Mirta	Owner, Lot 275	12/15/2011	1	1
Neighbors, Residential	Serrano Village D2		Tunashah, Medupe & Oh	Owner, Lot 278	12/15/2011	1	1
Neighbors, Residential	Serrano Village D2		Yokel, David & Karen	Owner, Lot 271	12/12/2011	1	1
Neighbors, Residential	Serrano Village D2		Justini, Wes	Resident	4/18/2012	1	1
Neighbors, Residential	Sterlingshire		Kellebrew, John	Resident	4/18/2012	1	1
Neighbors, Residential	Sterlingshire		Neeley, Dennis	Resident	4/18/2012	1	1
Neighbors, Residential	Sterlingshire		Wilman, Bill	Resident	4/18/2012	1	1
Neighbors, Residential	Sterlingshire		TBD	Publisher	6/1/2011	1	1
Neighbors, Residential	Sterlingshire		Esposito, Richard	Editor	6/1/2011	1	1
Neighbors, Residential	Sterlingshire		Rafferty, Mike	Staff Writer	6/1/2011	1	1
Neighbors, Residential	Sterlingshire		Roberts, Mike	Staff Writer	8/1/2013	1	1
Neighbors, Residential	Sterlingshire		Samrick, Julie	Staff Writer	6/7/2011	1	1
Neighbors, Residential	Sterlingshire		Hosler, Bill	CFO	6/7/2011	1	1
Neighbors, Residential	Sterlingshire		Marshall, Tom	Executive Vice President	6/7/2011	1	1
Neighbors, Residential	Sterlingshire		Bone, Kirk	Government Relations			
Neighbors, Residential	Sterlingshire		Howard, Andrea	Principal Planner			
Neighbors, Residential	Sterlingshire		Howard, Tom	Project Manager			
Neighbors, Residential	Sterlingshire		Parker, Bill	President			
Neighbors, Residential	Sterlingshire		Parker, Bill	Cycling Advocate	11/8/2011	1	1
Neighbors, Residential	Sterlingshire		TBD	Coach	10/25/2011	1	1
Neighbors, Residential	Sterlingshire		Denholm, Mark	Coach	10/25/2011	1	1
Neighbors, Residential	Sterlingshire		Scott, Brad	Coach	10/25/2011	1	1
Neighbors, Residential	Sterlingshire		Dominique, Joe	Coach	10/25/2011	1	1
Neighbors, Residential	Sterlingshire		Tilley, Brett	Coach			
Neighbors, Residential	Sterlingshire		TBD	Coach and Serrano resident	12/19/2011	1	1
Neighbors, Residential	Sterlingshire		Mueller, Vance	Coach and Serrano resident			
Neighbors, Residential	Sterlingshire		TBD	Coach and Serrano resident	12/19/2011	1	1
Neighbors, Residential	Sterlingshire		Barnett, Doug	Coach and Serrano resident			
Neighbors, Residential	Sterlingshire		TBD	Trail Advocate			
Neighbors, Residential	Sterlingshire		Bob Smart	Trail Advocate			



PARKER DEVELOPMENT COMPANY
The Village of Marble Valley and Central El Dorado Hills Specific Plans
Public Outreach: Focus Groups
 July 29, 2013

ATTACHMENT A

General Information		Briefing Information			Tour Information						
Category	Organization Name	Department (if applicable)	Name	Date	# People	Marble Valley Briefing Book (1/13/2011)	Central EDH Briefing Book (1/13/2011)	Abbreviated EDH Briefing Book (1/13/2011)	Corrected EDH Attachment D	Date	# People
				77	274	239	225	11			130
Special Interest Groups	Big Brothers, Big Sisters El Dorado County		Knapp, Judy	2/27/2012	1	1			n/a	*	
Special Interest Groups	Boy Scouts / Girl Scouts		TBD								
Special Interest Groups	Boys and Girls Club El Dorado County		McCartney, Sean	2/27/2012	1	1			n/a	*	
Special Interest Groups	Western Slope Center for Violence Free Relationships		Hudababy, Matt	2/27/2012	1	1			n/a	*	
Special Interest Groups	Clarksville Society		January, Betty	2/27/2012	1	1	1		n/a	*	1
Special Interest Groups	Community Resource Center (homeless services)		Evans, Rene	2/27/2012	1	1			n/a	*	
Special Interest Groups	Cowell Foundation		TBD								
Special Interest Groups	El Dorado Grape Growers Association		TBD								
Special Interest Groups	El Dorado Hills APAC		Haberman, Jeff	2/21/2012	1	1	1		n/a		1
Special Interest Groups	El Dorado Hills APAC		Rowett, Norm						n/a		
Special Interest Groups	El Dorado Hills APAC		Segel, Harriett	2/21/2012	1	1	1		n/a		1
Special Interest Groups	El Dorado Hills APAC		Sorenson, John	2/21/2012	1	1	1		n/a		1
Special Interest Groups	El Dorado Hills Senior Center		TBD								
Special Interest Groups	El Dorado Winery Association		Drake, Carl	10/30/2012	1	1	1		n/a		
Special Interest Groups	Friends of El Dorado Trail		Henjum, Sarah	10/30/2012	1	1	1		n/a		
Special Interest Groups	Friends of El Dorado Trail		Kenison, Mike	10/30/2012	1	1	1		n/a		
Special Interest Groups	Friends of El Dorado Trail		Neau, Steven and Jackie	10/30/2012	2	1	1		n/a		
Special Interest Groups	Friends of El Dorado Trail		Schell, Christine	10/30/2012	1	1	1		n/a		
Special Interest Groups	Grace Foundation		TBD								
Special Interest Groups	M.O.R.E.(Mother Load Rehabilitation Enterprises)		Suzie Davies	2/27/2012	1	1			n/a	*	
Special Interest Groups	Marble Valley Center for the Arts		Carpenter, Normadene	9/28/2011	1	1	1		n/a	*	
Special Interest Groups	Marble Valley Center for the Arts		Wilkinson, Randy	9/28/2011	1	1	1		n/a	*	
Special Interest Groups	Measure Y		Center, Bill	9/27/2011	1	1	1		n/a	NA	
Special Interest Groups	Measure Y		Moore, Jim								
Special Interest Groups	Native American Community	Shingle Springs	Burnett, Daniel	8/1/2012	1	1	1		n/a		1
Special Interest Groups	Native American Community	Shingle Springs	Godsey, Andrew	8/1/2012	1	1	1		n/a		1
Special Interest Groups	Native American Community	Shingle Springs	Gray, Debbie	8/1/2012	1	1	1		n/a		1
Special Interest Groups	Native American Community	Shingle Springs	Rieris, Angela	8/1/2012	1	1	1		n/a		1
Special Interest Groups	Native American Community	Shingle Springs	Taylor, AmyAnn	8/1/2012	1	1	1		n/a		1
Special Interest Groups	Native American Community	Shingle Springs	Vargas, Emie	8/1/2012	1	1	1		n/a		1
Special Interest Groups	Native American Community	United Auburn	? Jeremy	8/1/2012	1	1	1		n/a		1
Special Interest Groups	Native American Community	United Auburn	Guerrero, Marcos	8/1/2012	1	1	1		n/a		1
Special Interest Groups	New Morning Youth and Family Services		Ashby, David	2/27/2012	1	1			n/a	*	
Special Interest Groups	Serrano Country Club		Stangroom, Bob	1/12/2012	1	1			n/a	*	



PARKER DEVELOPMENT COMPANY

ATTACHMENT B

**Central El Dorado Hills Specific Plan
Briefings: General Public**

RESERVATION INFORMATION		
Date	# attendees	Name
	347	
11/15/2012	0	Letter: November 14, 2013 (Neighbors within 500 Feet)
		Cancelled due to lack of attendees
11/17/2012	13	Letter: November 14, 2013 (Neighbors within 500 Feet)
		Baker, Scott
		Bondura, Rae and Guest
		Carvo, Daniel
		Durkin, Michele
		Estelle, Ward
		Fante, Anita & Tom
		Harrison, William
		Klyse, Chris & Lynn
		Langan, Richard
		Rogers, Kim and Bruce
		Wells, Linda and Guest
		Wilson, Elizabeth (Geri)
12/4/2012	21	Letter: November 14, 2013 (Neighbors within 500 Feet)
		Brown, Stephen
		Courville, Donald J
		Downey, Cameron
		Dunn, Edward
		Ferguson, Dennis R
		Fidler, Layne
		Goss, David C.
		Hansen, Ken
		Hein, Greg
		Nelson, Mark Steven
		O'Brien, Agnes
		O'Brien, Agnes Guest 1
		O'Brien, Agnes Guest 2
		Perry, Roseanna
		Sorensen, Eric
		Spellacy, Edward
		Uhrik, Karen and Michael
		Vakil, David



PARKER DEVELOPMENT COMPANY

ATTACHMENT B

**Central El Dorado Hills Specific Plan
Briefings: General Public**

RESERVATION INFORMATION			
Date	# attendees	Name	
	347		
		Wilson, Bryan	
		Wiseman, Dylan and Guest	
12/10/2012	16	Letter: November 14, 2013 (Neighbors within 500 Feet)	
		Anselmi, Carole	
		Dean, Kathleen L.	
		Duley, Ted	
		Gallelli, Laurinda	
		Gladden, Robert	
		Guion, Ilene and John	
		Laughlin, Michael and Joanna	
		Lauren, Nadine	
		Lindvig, Doug	
		Mrazek, Jim	
		Plummer, Lisa and Wray	
		Schut, Robert and Diane	
		Smith, Karen	
		Stirling, Andrea - Voit Real Estate Services (La Borgata)	
		Witt, Marilee and Guest	
1/10/2013	5	Letter: November 14, 2013 (Neighbors within 500 Feet)	
		Bentz, Colleen	
		Kristian, Andre	
		Lowry, Susan	
		Schmutte, Teresa	
		Sullivan, Robin	



PARKER DEVELOPMENT COMPANY

ATTACHMENT B

**Central El Dorado Hills Specific Plan
Briefings: General Public**

RESERVATION INFORMATION			
Date	# attendees	Name	
	347		
1/16/2013	10	Letter: November 14, 2013 (Neighbors within 500 Feet)	
		Atkinson, Brad	
		Cassidy, Jere	
		Disney, Jessica	
		McNamee, Gregg	
		Price, Lindell	
		Price, Stanley	
1/26/2013	9	Letter: November 14, 2013 (Neighbors within 500 Feet)	
		Coppin, Thomas	
		Duffy, Ellie	
		Luna, Eleanor	
		Patane, Lenny and Theresa	
		Paykis, Sergey	
		Wright, Marilyn and Douglas	
1/28/2013	6	Letter: November 14, 2013 (Neighbors within 500 Feet)	
		Bianchi, Augusto and Rosalee	
		Doyle, Kathleen	
		Lauerman, Inex	
		Swenson, Robert	



**Central El Dorado Hills Specific Plan
Briefings: General Public**

RESERVATION INFORMATION			
Date	# attendees	Name	
	347		
1/31/2013	23	Letter: January 14, 2013 (Ridgeview Neighbors regarding Pedregal)	
		Aiello, Tony	
		Bulotti, James	
		Burns, John	
		Dozier, Michael and Linda	
		Ferguson, Dennis R	
		Fisco, Claudette	
		Frentzen, Shiva	
		Loganontino, Mary	
		Lowry, Susan	
		McDermott, Mike	
		McNamee, Gregg	
		McNamee, Keelan	
		Nielson, Roy	
		Nunn, Charles	
		Ostrom, Thomas	
		Peak, Melinda	
		Plummery, Wray	
		Poerio, Vincent & Arlene	
		Rodriguez, Anna	
		Weber, Jodie	
		West, Mardy	
		Wiseman, Dylan & Kimberley	
2/4/2013	20	Special Meeting: Bass Lake Action Committee	
2/6/2013	30	Letter: January 14, 2013 (Ridgeview Neighbors regarding Pedregal)	
		Amidon, Livia and Russell	
		Brandon, Rebecca and Eric	
		Crawford, Dave	
		Crawford, Debby and Guest	
		DiMauro, Richard and Wanda	
		Downey, Cameron & Guest	
		Evans, Richard and Guest	



PARKER DEVELOPMENT COMPANY

ATTACHMENT B

**Central El Dorado Hills Specific Plan
Briefings: General Public**

RESERVATION INFORMATION			
Date	# attendees	Name	
	347	Fisco, Claudette	
		jmb83	
		Joyer, Shelley	
		Maus, Kathleen	
		Nielsen, Roy and Guest	
		Oliphant, Mr. and Mrs.	
		Schaefer, Colleen	
		Selk, Greg & Tricia	
		slclark	
		Sorensen, John and Kathleen	
		Vorster, Daniel and Guest	
2/11/2013	1	Cancelled; Rescheduled	
2/15/2013	140	Special Meeting: El Dorado County Association of Realtors	
2/20/2013	2	Letter: January 14, 2013 (Ridgeview Neighbors regarding Pedregal)	
		Shrivastava, Jay	
		Unknown, Jeannette	
4/8/2013	6	Letter: March 21, 2013 (Serrano Residents)	
		Akristian.68	
		Orosco, Barbara	
		Otto, Robert and Sanya	
		Savko, Michael	
4/11/2013	4	Letter: March 21, 2013 (Serrano Residents)	



**Central El Dorado Hills Specific Plan
Briefings: General Public**

RESERVATION INFORMATION			
Date	# attendees	Name	
	347		
		Cattone, Dan	
		Swanson, Linda	
		Wilhelmy, Linda	
		Winkenbach, Marilee	
4/18/2013	4	Letter: March 21, 2013 (Serrano Residents)	
		Braver, Ernest and Guest	
		Wallace, Tauni	
4/23/2013	0	Letter: March 21, 2013 (Serrano Residents)	
		Cancelled due to lack of attendees	
4/24/2013	6	Letter: March 21, 2013 (Serrano Residents)	
		Mengers, Gary	
		Birch-Mengers, Pennie	
		Miller, Candace	
		Miller, Doss	
		Misso, Paul	
		Matzoll, Patricia	
4/29/2013	4	Letter: March 21, 2013 (Serrano Residents)	
		Goins, Michelle and Wade	
		Long, Jullianna (renter)	
		Spriggs, Scott	
		Wright, Melvin	
5/1/2013	1	Letter: March 21, 2013 (Serrano Residents)	
		Miller, Candace	
6/12/2013	26	Special Meeting: ReMax Realtors	



PARKER DEVELOPMENT COMPANY

ATTACHMENT B

**Central El Dorado Hills Specific Plan
Briefings: General Public**

RESERVATION INFORMATION		
Date	# attendees	Name
	347	
7/24/2013	0	Special Meeting: Blackstone Residents
		Cancelled due to lack of attendees
8/7/2013		Special Meeting: Blackstone Residents



PARKER DEVELOPMENT COMPANY

**Central El Dorado Hills Specific Plan
Letters sent by the Applicant**

ATTACHMENT C

Date	Recipients	Purpose	# Letters
November 14, 2013	Neighbors within 500'	Advise of application submittal and invitation to attend a project briefing	1,022
November 14, 2013	Community Leaders	Advise of application submittal and invitation to attend a project briefing	92
November 14, 2013	Nearby Homeowners Associations	Advise of application submittal and invitation to attend a project briefing	6
January 14, 2013	Ridgeview Subdivision	Advise of application submittal and invitation to attend a project briefing (with a focus on the Pedregal Planning Area)	650
February 22, 2013	Nearby Homeowners Associations	Notice of Preparation for EIR	6
March 21, 2013	Serrano residents	Response to inaccurate email blast and availability of accurate information. Invitation to attend a project briefing.	3,718
TOTAL			5,494



PARKER DEVELOPMENT COMPANY

ATTACHMENT C

**Central El Dorado Hills Specific Plan
Letters sent by the Applicant**

Date	Recipients	Purpose	# Letters
November 14, 2013	Neighbors within 500'	Advise of application submittal and invitation to attend a project briefing	1,022
November 14, 2013	Community Leaders	Advise of application submittal and invitation to attend a project briefing	92
November 14, 2013	Nearby Homeowners Associations	Advise of application submittal and invitation to attend a project briefing	6
January 14, 2013	Ridgeview Subdivision	Advise of application submittal and invitation to attend a project briefing (with a focus on the Pedregal Planning Area)	650
February 22, 2013	Nearby Homeowners Associations	Notice of Preparation for EIR	6
March 21, 2013	Serrano residents	Response to inaccurate email blast and availability of accurate information. Invitation to attend a project briefing.	3,718
TOTAL			5,494



**Central El Dorado Hills Specific Plan
Website Hits**

Monday	to	Sunday	Unique Hits
*** Build Your Site Analytics ***			
1	11/12/2012	to 11/18/2012	
2	11/19/2012	to 11/25/2012	103
3	11/26/2012	to 12/2/2012	
4	12/3/2012	to 12/9/2012	78
5	12/10/2012	to 12/16/2012	85
6	12/17/2012	to 12/23/2012	57
7	12/24/2012	to 12/30/2012	39
8	12/31/2012	to 1/6/2013	43
9	1/7/2013	to 1/13/2013	43
10	1/14/2013	to 1/20/2013	Unkown
11	1/21/2013	to 1/27/2013	Unkown
12	1/28/2013	to 2/3/2013	Unkown
13	2/4/2013	to 2/10/2013	Unkown
14	2/11/2013	to 2/17/2013	Unkown
15	2/18/2013	to 2/24/2013	Unkown
16	2/25/2013	to 3/3/2013	Unkown
17	3/4/2013	to 3/10/2013	Unkown
18	3/11/2013	to 3/17/2013	Unkown
19	3/18/2013	to 3/24/2013	109
*** Google Analytics ***			
20	3/25/2013	to 3/31/2013	166
21	4/1/2013	to 4/7/2013	74
22	4/8/2013	to 4/14/2013	60
23	4/15/2013	to 4/21/2013	34
24	4/22/2013	to 4/28/2013	53
25	4/29/2013	to 5/5/2013	26
26	5/6/2013	to 5/12/2013	35
27	5/13/2013	to 5/19/2013	51
28	5/20/2013	to 5/26/2013	63
29	5/27/2013	to 6/2/2013	28
30	6/3/2013	to 6/9/2013	36
31	6/10/2013	to 6/16/2013	31
32	6/17/2013	to 6/23/2013	20
33	6/24/2013	to 6/30/2013	34
34	7/1/2013	to 7/7/2013	37
35	7/8/2013	to 7/14/2013	39
36	7/15/2013	to 7/21/2013	63
37	7/22/2013	to 7/28/2013	24
38	7/29/2013	to 8/4/2013	
39	8/5/2013	to 8/11/2013	
40	8/12/2013	to 8/18/2013	
41	8/19/2013	to 8/25/2013	
42	8/26/2013	to 9/1/2013	

TOTAL WEBSITE HITS TO DATE 1,431



PARKER DEVELOPMENT COMPANY

ATTACHMENT E

**Central El Dorado Hills Specific Plan
Calls and Emails**

55

Date contacted	Date returned	Method of Communication	Last Name, First	Organization (if applicable)
9/27/2012		Email (County)	Wormick, Michael	El Dorado Vlg Apts
11/15/2012	11/16/2012	Telephone	Corona, Tom & Penny	
11/15/2012	11/16/2012	Telephone	Fidler, Layne	
11/15/2012	11/16/2012	Telephone	Keller, Kristine	
11/15/2012		Telephone	Lingus, Sharon	
11/15/2012	NA	Email (PDC)	Scotch, Anthony	Boy Scouts of America
11/15/2012	NA	Email (PDC)	Veerkamp, Phil	
11/15/2012	11/15/2012	Telephone	Wells, John & Linda	
11/16/2012	NA	Email (PDC)	Alias (You Suck)	
11/16/2012	11/16/2012	Telephone	Bondura, Rae	
11/16/2012	11/16/2012	Telephone	Burrows, Jack	
11/16/2012	NA	Telephone	Downey, Cameron	
11/16/2012	11/16/2012	Telephone	Estelle, Ward & Marilyn	
11/16/2012	11/16/2012	Telephone	Klyse, Chris & Lynne	
11/16/2012	11/16/2012	Telephone	O'Brien, Agnes	



**Central El Dorado Hills Specific Plan
Calls and Emails**

55

Date contacted	Date returned	Method of Communication	Last Name, First	Organization (if applicable)
11/16/2012	11/22/2012	Telephone	Pavao, Maria	
11/16/2012	11/16/2012	Telephone	Perry, Roseanna	
11/16/2012	11/16/2012	Telephone	Twohig, Patrick	
11/16/2012	11/21/2012	Telephone	Virga, Brad	
11/16/2012	NA	Email (County)	Wells, Michael	
11/26/2012	11/26/2012	Telephone	Gladden, Robert	
11/26/2012	11/26/2012	Telephone	Laurenzano, Joe	
11/27/2012	12/3/2012	Telephone	Mabry, Sharon	
11/27/2012	NA	Letter (County)	Plummer, Lisa	
11/28/2012	11/30/2012	Telephone	Cooper, Donell	
12/7/2012		Email (PDC)	Douglas, Stephen	
12/10/2012	n/a	Email (County)	Tuttle, Gregory	
12/11/2012	12/11/2012	Telephone	Corrigan, Sheliah	
12/11/2012		Email (PDC)	Stirling, Andrea	Voit Real Estate
12/12/2012	12/12/2012	Telephone	Gladden, Robert	



**Central El Dorado Hills Specific Plan
Calls and Emails**

55

Date contacted	Date returned	Method of Communication	Last Name, First	Organization (if applicable)
12/16/2012	n/a	Email (County)	Guion, John	
12/18/2012	NA	Email (County)	Lauren, Nadine	
12/18/2012	12/18/2012	Telephone	Luna, Eleanor	
12/27/2012	12/28/2012	Telephone	Paykis, Manuela	
12/28/2012	NA	Telephone	Patane, Lenny & Theresa	
1/2/2013	NA	Email (County)	Tuttle, Gregory	
1/5/2013	NA	Email (County)	Neher, Donn	
1/10/2013	NA	Email (County)	Wagner, Leslie	
1/17/2013	1/17/2013	Email (PDC)	Downey, Cameron	
1/24/2013		Phone	Oliphant, Mr and Mrs	
1/28/2013	1/28/2013	Telephone	Logomontino, Mary	
1/29/2013	NA	Email (County)	Roppolo, Mike	
1/31/2013	2/6/2013	Email (PDC)	Barton, Jerry	
1/31/2013		Phone	Nielsen, Mr. and Mrs.	
2/3/2013	NA	Email (PDC)	Ferguson, Dennis	



PARKER DEVELOPMENT COMPANY

ATTACHMENT E

**Central El Dorado Hills Specific Plan
Calls and Emails**

55

Date contacted	Date returned	Method of Communication	Last Name, First	Organization (if applicable)
2/5/2013		Phone (msg)	Alder, Judy??	
2/5/2013	2/5/2013	Telephone	DiMauro, Richard and Wanda	
2/5/2013		Phone	Vegh, Mr. and Mrs (Barbara)	
2/11/2013	2/11/2013	Telephone	Willis, Andrea	
2/19/2013		Email (county)	Selk, Greg & Tricia	
3/27/2013		Email	Moiseff, Micheal	
4/15/2013		Note	Good, Dee	Serrano resident
4/24/2013		Phone	Long, Julianna	Serrano tenant
4/29/2013		Phone	Conden-Johnson	Serrano resident
6/3/2013	NA	Email	Ross-Patchin, Kristian	El Dorado Hills resident



PARKER DEVELOPMENT COMPANY

ATTACHMENT F

**Central El Dorado Hills Specific Plan
Public Meetings**

Date	Purpose	# attendees
March 14, 2013	EIR Scoping Meeting	34
April 10, 2013	El Dorado Hills APAC	7
May 9, 2013	El Dorado Hills CSD Board	32 [1]
TOTAL		73

[1] Excludes children



Shawna Purvines <shawna.purvines@edcgov.us>

Draft General Plan Initiation Amendment Policy

1 message

Bob Shattuck <Bob.Shattuck@lennar.com>

Tue, Aug 6, 2013 at 2:46 PM

To: shawna.purvines@edcgov.us

Mrs. Purvines,

Please find the attached comment letter from Lennar regarding the Draft General Plan Initiation Amendment Policy. Thank you for the opportunity to comment.

LENNAR

Bob Shattuck
Director of Community Development
Lennar

bob.shattuck@lennar.com
www.lennar.com

Office Phone: 916-746-8511

1420 Rocky Ridge, Suite # 320
Roseville, CA 95661

**Lennar comment.pdf**

413K



August 5, 2013

Mrs. Shawna Purvines
El Dorado County Planning Department
2850 Fairlane Court
Placerville, CA 95667

RE: Draft General Plan Initiation Amendment Policy

Dear Mrs. Purvines,

Thank you for the opportunity to comment on the above referenced policy.

As outlined in the public notice, the proposed policy would “require an initiation hearing before the Board of Supervisors for projects that increase the density of residential development beyond what is currently allowed in the General Plan (emphasis added).” The notice further explains that “Major issues under discussion include whether the policy should apply to pending projects.”

Our company owns Lots “X” and “V” in the Blackstone community. Both Lots “X” and “V” were included on a list of pending projects included in the staff report on the proposed policy, presumably because we have pending applications that involve amendments to the Valley View Specific Plan. We have requested a change in the VVSP designation from VC (Village Center) and MU (Mixed Use) to CR (Core Residential) for Lots “X” and “V” respectively.

There are several reasons why we do not believe it is appropriate to apply the proposed policy to “X” and “V”. These proposed Specific Plan Amendments are very different from the types of General Plan Amendments that have triggered consideration of this policy. They do not “increase the density of residential development beyond what is currently allowed in the General Plan” or otherwise amend the General Plan. Our applications address modifications to an existing Specific Plan subject to a valid Development Agreement and a Community Facilities District with bond debt. Our applications affect less than 20 acres combined and do not require a policy decision regarding whether or not to urbanize a new area of the County. The proposed residential units are within the limits of the Specific Plan and are part of the baseline assumptions in the General Plan. The approved Specific Plan contains policies that permit such administrative and legislative modifications over the life of the development to address changes in market conditions and other factors. The issues are quite different from those related to consideration of new urbanization.

Furthermore, there is little to be gained at this point by an “initiation” hearing. These applications were initiated more than a year ago and are nearly ready for consideration by the Planning Commission. At


1420 Rocky Ridge Drive, Suite 320 • Roseville, CA 95661

this point, most of the staff work is complete for the Planning Commission and Board to consider our requests based on the merits. While there may be legitimate policy issues to consider, they are the type of issues that are appropriately addressed through the normal hearing process. An "initiation" hearing at this point in the process would not serve any purpose.

If the County decides to implement the proposed policy, we recommend that it be limited to projects that "increase the density of residential development beyond what is currently allowed in the General Plan" as described in the notice.

Thank you for your consideration of our request. Please feel free to contact me if I can be of assistance.

Sincerely,

A handwritten signature in black ink that reads "Bob Shattuck". The signature is written in a cursive style with a large, stylized initial "B".

Bob Shattuck
Director of Community Planning
Lennar

bob.shattuck@lennar.com

(916) 746-8511



Shawna Purvines <shawna.purvines@edcgov.us>

Comment on Draft General Plan Initiation Policy - File #13-0793

1 message

Cheryl Southerland <frenchcreekheaven@sbcglobal.net>

Wed, Aug 7, 2013 at 7:58 AM

Reply-To: Cheryl Southerland <frenchcreekheaven@sbcglobal.net>

To: "shawna.purvines@edcgov.us" <shawna.purvines@edcgov.us>

Cc: "bosone@edcgov.us" <bosone@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>, "bostthree@edcgov.us" <bostthree@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bosfive@edcgov.us" <bosfive@edcgov.us>, "roger.trout@edcgov.us" <roger.trout@edcgov.us>, "edc.cob@edcgov.us" <edc.cob@edcgov.us>

Dear Ms. Purvines,

I encourage the Board to approve the Draft General Plan Initiation Policy, File #13-0793, as soon as possible, preferably with the suggested revisions made by Shingle Springs Community Alliance, Stop Tilden Park, and No San Stino. The policy will give the public a much needed opportunity to engage at an early stage of the application process.

Please don't allow developers to destroy our beautiful Shingle Springs.

Thank you,

Cheryl Southerland
French Creek Road, Shingle Springs



Shawna Purvines <shawna.purvines@edcgov.us>

General Plan comments

1 message

Gerald Lillpop <g_lillpop@yahoo.com>

Wed, Aug 7, 2013 at 1:09 PM

Reply-To: Gerald Lillpop <g_lillpop@yahoo.com>

To: "shawna.purvines@edcgov.us" <shawna.purvines@edcgov.us>

Dear Ms. Purvines:

As per our conversation this morning attached are my comments on the review of the current General Plan. If you could please see to it that the Supervisors receive this I would appreciate it very much.

Sincerely,

Gerald Lillpop

**Dear Supervisors.doc**

29K

GERALD LILLPOP

3444 La Canada Dr. Cameron Park, CA 95682 530-672-9828

August 7, 2013

Dear Supervisors:

I wish to express that I am against any review of and or attempt to reopen or revisit the general plan. El Dorado County spent considerable time, effort and money in developing the general plan that is in place. The current plan was reviewed by all of the appropriate agencies, vetted and commented on by the public and voted on by the then sitting Board of Supervisors.

The General Plan that was adopted reflects the need for growth and the ability of property owners to exercise their right to develop their property. It also provides for the need to develop the county in a fashion that provides for the continued life style enjoyed by the residents of El Dorado County. The current General Plan balances the need for adequate infrastructure development and continued growth. The equilibrium between the two is paramount to the livability of El Dorado County.

El Dorado County should look to Los Angeles and Santa Clara counties as examples of how not to expand. They are examples of unrestrained growth that has led to the decline in the lifestyle of the residents of those counties. If you look at the over development of those counties and then factor in the congestion, pollution and the need for continued infrastructure improvements and the inconvenience these projects have inflicted on the residents of those counties you will see and agree that El Dorado County should proceed with caution.

If any changes to the General Plan are made that allow for the reopening of projects that are contained in the current General Plan and these projects are allowed to expand beyond what is currently allowed then the nature of El Dorado County will change. The reason for this is Highway 50 is built so as to create a bottle neck from Cameron Park through El Dorado Hills. Any extensive development will put pressure on Highway 50 that it can not absorb. If this happens El Dorado County will be faced with either highway gridlock that will rival Los Angeles and Santa Clara counties or the county will have to use the police powers provided by the eminent domain laws to procure the space needed to expand Highway 50. This will create either a hardship on commuters or the El Dorado County/California State budgets. Where will the money come from to buy housing, public parks and business that currently line Highway 50 and that will have to be removed to expand Highway 50's capacity? How disruptive will any real expansion of Highway 50 be to county residents?

There is also the fact that if the General Plan can be amended to allow current developments that are included in the General Plan to be reviewed and allowed to expand then what is the good of having a General Plan in the first place. The reason the county

was compelled to create a General Plan was to allow development that was consistent with the current lifestyle of El Dorado County and insure that growth would not over shadow or supersede our lifestyle.

Sincerely,

Gerald Lillpop



Shawna Purvines <shawna.purvines@edcgov.us>

County Invites Comment on General Plan Policy

1 message

Wolfe, Amy <Amy.Wolfe@g3enterprises.com>

Wed, Aug 7, 2013 at 3:08 PM

To: "shawna.purvines@edcgov.us" <shawna.purvines@edcgov.us>

Cc: "Lubeck, Robert" <Robert.Lubeck@g3enterprises.com>, "Wolfe, Amy" <Amy.Wolfe@g3enterprises.com>,

"Rowe, Jared" <Jared.Rowe@g3enterprises.com>

Good Afternoon Shawna,

Please accept the attached letter of comment to El Dorado County's General Plan Amendment Initiation Process.

Thank you,

Amy Wolfe

Amy R Wolfe

G3 Enterprises, Inc.

Sr Director, General Manager, Real Estate Division

502 E Whitmore Ave | Modesto, CA 95358

P (209) 341-7006 F (209) 572-4306 M (209) 277-6487

**G3 Comment letter to ED County Initiation Process.pdf**

458K



August 7, 2013

13 AUG 12 AM 11: 58
RECEIVED
PLANNING DEPARTMENT

Shawna Purvines
El Dorado County Planning Services
2850 Fairlane Court
Placerville, CA 95667

RE: Draft General Plan Amendment Initiation Process

Dear Shawna:

G3 Enterprises, Inc. (G3) wishes to comment on El Dorado County's Draft General Plan Amendment Initiation Process (Process).

We believe that your draft Process for early review is inappropriate as this Process, if adopted, would not provide the Board of Supervisors with sufficient information to make an informed decision. The California Environmental Quality Act (CEQA) analysis, various technical studies, comprehensive staff report, and mandatory public involvement, create the basis of the information upon which land use decisions must be made. "Early Review" with nothing more than a project description, vicinity maps and initial proposed land use designations would provide virtually no substantive information regarding the proposed project. A decision based only on such limited information would be inconsistent with solid planning principles. Further, one of the proposed criteria is for the Board to determine whether "public infrastructure, facilities and service appear to be available...". This finding would be impossible to fairly and accurately make without the required analysis.

Besides voicing our strong opposition to the draft Process, G3 wishes to comment on the potential application of the new Process to projects that are already under study within the structure of the existing County Planning and CEQA process. G3's "Lime Rock Valley" is one of the existing projects that are currently under review by County Planning.

First of all, the draft Process indicates that early review would allow early public awareness and involvement in the process as a whole. Over the past year, G3 has performed extensive public outreach far above the mandatory communication required by CEQA. Specifically, we launched an informational website in November, 2012 and have had more than 1,500 hits on the site. We have conducted project briefings with more than 500 community members including elected and appointed officials, County staff, neighbors, members of interested stakeholder groups, districts, and members of the public at large. We have sent out more than 7,500 letters to neighbors, HOAs and interested community members providing information on our project and inviting them to attend various informational briefings. We believe that our voluntary outreach, along with the mandatory public notices under the CEQA process has allowed public awareness and involvement in the review process.

In addition to the issue of public involvement and awareness, as you are aware, G3 and the County entered into a Funding Agreement in November, 2012 whereby the County hired consultants to prepare the Environmental Impact Report and G3 agreed to fund those costs. We have been reimbursing the County for consultant fees and staff time since our application was received in November, 2012.

G3 has relied in good faith in fulfilling its obligations under such contractual agreements with the County. The County should likewise fulfill its contractual obligations by completing the work described in these agreements and then, and only then, submitting the application to the normal public hearing process. We have spent significant funds on reliance of the agreement with the County and will be ready to circulate our Draft EIR later in 2013 or early 2014. If the County chooses to implement the new Process, G3 should be exempt from the Process as work has been initiated under these contracts with the County. We believe the County should exempt existing projects that have Funding Agreements with the County from the Process.

Thank you for the opportunity to comment on this important matter.

Very truly yours,



Robert Lubeck
President & CEO
G3 Enterprises, Inc.

cc: Amy Wolfe



PARKER DEVELOPMENT
C O M P A N Y

13 AUG 20 AM 11:25
RECEIVED
PLANNING DEPARTMENT

August 19, 2013

Ms. Shawna Purvines
Senior Planner, Development Services
El Dorado County
2850 Fair Lane Court
Placerville, CA 95667

Subject: Early Review Policy

Dear Ms. Purvines:

Thank you for the opportunity to comment on the above-referenced proposed policy.

All of our planning applications are filed with the County and are promptly routed to APAC and other community groups upon their receipt by the Planning Department. We aggressively seek their input.

Does the current proposed policy contemplate the timing of that referral and the receipt of their input?

Best regards,



Kirk Bone
Director of Government Relations

KB/dc



Shawna Purvines <shawna.purvines@edcgov.us>

General Plan Amendments

1 message

Bolinger, Tom <TBolinger@fnf.com>

Tue, Aug 27, 2013 at 6:57 PM

To: "shawna.purvines@edcgov.us" <shawna.purvines@edcgov.us>

Dear Ms. Purvines,

I apologize if this is past the deadline. I travel out of the country for long periods. However I do want my input heard. So below please find my position on General Plan amendments.

I support the requirement for a pre-review process by the Board of Supervisors on large residential development projects needing General Plan amendments, which would include currently proposed but not yet approved projects. In this way, any projects that deviate significantly from County land use policy can be rejected up front, and thus can save the Board, county staff and the public, time and taxpayers dollars.

Thank you for your time.

Tom Bolinger

916 952 9800