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12 Attorneys for Respondents  
13 EL DORADO COUNTY, and EL DORADO  
14 BOARD OF SUPERVISORS

**EXEMPT FROM FILING FEES  
PURSUANT TO GOVERNMENT  
CODE § 6103**

14 SUPERIOR COURT OF THE STATE OF CALIFORNIA

15 IN AND FOR THE COUNTY OF EL DORADO

16 FRIENDS OF GREEN VALLEY, an  
17 unincorporated association, and AMY L.  
18 ANDERS,

19 Petitioners,

20 v.

21 EL DORADO COUNTY, ITS BOARD OF  
22 SUPERVISORS, and DOES 1-10,

23 Respondents,

24 MARC STRAUCH, THE STRAUCH  
25 COMPANIES; CAMERON PARK  
26 PETROLEUM, INC., SAMMY CEMO,  
27 CEMO COMMERCIAL, INC., and  
28 DOES 11-20,

Real Parties in Interest.

CASE NO. PC 20140019

**PEREMPTORY WRIT OF  
MANDAMUS**

Petition Filed: January 13, 2014  
Served: January 17, 2014  
Hearing: Not Set  
Trial: Not Set

1 To the County of El Dorado and the County of El Dorado Board of Supervisors:

2           Whereas on 8-13-14, judgment having been entered in this action, ordering  
3 that a peremptory writ of mandamus be issued, YOU ARE HEREBY COMMANDED:

4           1.       Within thirty (30) calendar days of the receipt of this Writ, the Board of  
5 Supervisors shall set aside all Project approvals, including its motion adopted  
6 December 12, 2013, adopting the Negative Declaration, denying the appeal, and  
7 approving the conditions of approval and findings for the proposed convenience  
8 center/gas station and car wash (PD 12-003; the "Project") proposed by Strauch.

9           2.       In the event that Strauch elects to request a new approval of the Project, the  
10 County shall complete a Focused Environmental Impact Report "Focused EIR." The  
11 Focused EIR shall address the following matters:

12                   A.     Traffic Impacts:

13                           1.     Intersections to be studied:

- 14                                   a.     Green Valley Road and Sophia Parkway;  
15                                   b.     Green Valley Road, Blue Ravine, and E. Natoma St.;  
16                                   c.     Green Valley Road and El Dorado Hills Blvd.;  
17                                   d.     Green Valley Road and Amy's Lane; and  
18                                   e.     Sophia Parkway and Elmores, Socrates Place.

19                           2.     Roadway sections or segments to be studied:

- 20                                   a.     Green Valley Road from E. Natoma to Sophia  
21    Parkway; and  
22                                   b.     Green Valley Road from Sophia Parkway to El Dorado  
23    Hills Blvd.

24                           3.     Review of the installation of a "pocket lane" and installation  
25    of a full deceleration lane eastbound at Sophia Parkway and  
26    Green Valley Road.

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- B. Onsite and Offsite Biological and Riparian Impacts to the wetland crossing the Project site;
- C. Design of the Sofia/Green Valley Road intersection as it pertains to potentially significant impacts to automobile, pedestrian, and bicycle safety;
- D. Alternatives as required by CEQA, including an alternative of the installation of full de-acceleration lane extending east from the intersection of Green Valley Road and Sofia Parkway and the alternative of a “pocket lane” as previously considered by the Board of Supervisors.
- E. As required by CEQA to address subparagraphs A-D above, the County shall update the information otherwise contained in Negative Declaration.

3. Except as specified in Paragraph 2 above, the content of the Negative Declaration meets the requirements of the California Environmental Quality Act for the Project in all other respects. The Court finds: (1) that the balance of environmental issues, other than as specified in Section 2 above, are severable from those specified in Section 2 above; (2) severance of the CEQA analysis will not prejudice complete and full compliance; and (3) evaluation of CEQA issues in the Negative Declaration, other than those specified in Section 2 above, meets CEQA’s requirements for the Project.

4. Following certification of the Focused FEIR in compliance with this Writ, and approval of the Project, YOU ARE FURTHER COMMANDED to notice and file a Final Return to the Writ

5. Strauch shall suspend any and all activities resulting in physical changes to the Project site, pending issuance of this Court’s discharge of the Writ.

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6. Except as specified in the paragraphs 1-4 above, nothing in this Writ shall limit or control the discretion legally vested in you.

AUG 13 2014

Seal



Tania G. Ugrin-Capobianco

Clerk

By S. Howe  
Deputy Clerk

1 **PROOF OF SERVICE**

2 I, Lisa Haddix, declare as follows:

3 I am employed in the County of Sacramento, over the age of eighteen years and not a party to  
4 this action. My business address is 2100 21st Street, Sacramento, California 95818.

5 On August 21, 2014, I served the foregoing document(s) described as:

6 **PEREMPTORY WRIT OF MANDAMUS**

7 On the parties stated below, by placing a true copy thereof in an envelope addressed as shown  
8 below by the following means of service:

8 Rachel Mansfield-Howlett  
9 Provencher & Flatt, LLP  
10 823 Sonoma Ave.  
11 Santa Rosa, CA 95404  
12 Telephone: 707-284-2380  
13 Facsimile: 707-284-2387  
14 Email: [rhowlettlaw@gmail.com](mailto:rhowlettlaw@gmail.com)

12 Edward L. Knapp, Esq.  
13 Patricia Beck, Esq.  
14 **David A. Livingston, Esq.**  
15 Office of the County Counsel  
16 County of El Dorado  
17 330 Fair Lane  
18 Placerville, CA 95667  
19 Telephone: (530) 621-5770  
20 Facsimile: (530) 621-2937

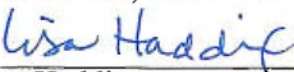
Courtesy Copy to:  
Craig Sandberg, Esq.  
Law Office of Craig M. Sandberg  
1024 Iron Point Road, Suite 100 #1280  
Folsom, CA 95630  
916-357-6698  
[craig@sandberglaw.net](mailto:craig@sandberglaw.net)

21 X **BY MAIL:** I placed a true copy in a sealed envelope addressed as indicated above on the above-mentioned  
22 date. I am familiar with the firm's practice of collection and processing correspondence for mailing. It is  
23 deposited with the U.S. Postal Service on that same day in the ordinary course of business. I am aware that  
24 on motion of party served, service is presumed invalid if postal cancellation date or postage meter date is  
25 more than one day after the date of deposit for mailing in affidavit.

26 **BY FEDEX NEXT DAY AIR:** On the above-mentioned date, I enclosed the documents in an envelope or  
27 package provided by an overnight delivery carrier and addressed to the persons listed on the attached service  
28 list. I placed the envelope or package for collection and overnight delivery following our ordinary business  
practices.

**BY ELECTRONIC SERVICE [EMAIL]:** Sending a true copy of the above-described document(s) via  
electronic transmission from email address [lhaddix@aklandlaw.com](mailto:lhaddix@aklandlaw.com) to the interested parties, at the email  
address(es) listed above on August 21, 2014, before 5:00 p.m. The transmission was reported as complete  
and without error. [CRC 2.256 (a)(4), 2.260]

I declare, under penalty of perjury under the laws of the State of California, that the foregoing  
is true and correct. Executed on August 21, 2014, at Sacramento, California.

27   
28 Lisa Haddix