

**Just Two Guys, Inc.**

(Applicant)

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March 20, 2009

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

Subject: Red Robin Subdivision/A07-0014/Z07-0045/PD07-0031/TM 07-1459  
Withdraw of Request for Entitlements to APN 079-010-49

Honorable Supervisors of El Dorado County,

Please accept this letter as a formal request to consider approval of the subject Community Boundary Adjustment and General Plan Amendment for the project's 4 acre parcel (079-151-27) without approval of the subject entitlements for the project's 40 acre parcel (079-010-49).

There were almost no significant issues identified with development of the 4 acre parcel:

- This development of the 4 acre parcel by itself was identified as Phase 1 in the application, and proposes adding a single lot,
- Shared road, water, wastewater, and power improvements may not be required at all for this Phase 1,
- The current region and land use is inconsistent with the 4 acre parcel's current size and zoning. The proposed boundary adjustment and General Plan Amendment will bring the existing parcel into conformance,
- A Planned Development and Rezone is not required for the proposed Phase 1,
- The 4 acre parcel has considerably more useable space per acre than the 40 acre parcel,
- None of the environmentally sensitive areas identified will be affected by the proposed Phase 1.

This modification will alleviate almost all concerns presented at the Planning Commission Hearing, and that may be heard at the upcoming Board of Supervisors Hearing on March 31, 2009. If you agree, please accept the requested Community Boundary Adjustment and General Plan Amendment for APN 079-151-27 alone, and deny all other requested entitlements.

Thank you,

 3/29/09

Matt Rodgers, PE  
President and Managing Partner  
Just Two Guys, Inc. (Applicant)