

# El Dorado Business Alliance

*"Developing Mutual Support on Community-Wide Issues"*

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December 13, 2013

Honorable Board of Supervisors:

This request addresses your consideration of making significant changes to the Land Use Policy Programmatic Update (LUPPU) process at this time. More specifically we are referring to efforts to change the Camino/Pollock Pines Community Region (CR) to that of Camino/Pollock Pines Rural Center (RC).

We understand that this request was made prior to the release of the Environmental Impact Report (EIR) project description and that the final product *included* the request for this change. That process is well underway and the draft EIR is due to be released within several weeks. However, there has been constant pressure by at least one resident of Camino to "speed up the effort" by *removing* this change from the LUPPU EIR and processing it separately. We have also heard one supervisor recently echoing that resident's request.

It is our opinion that taking the requested action so late in the LUPPU EIR process is not only detrimental to the original purpose, but may also disrupt the LUPPU process since other areas are now seeking changes to the Community Region boundaries where they live.

As you've been apprised by staff, the EIR analysis is essentially ready for release within weeks and thus we ask:

What will be gained by removing Camino/Pollock Pines from the Targeted General Plan-Zoning Ordinance Update (TGPA-ZOU) EIR? Is there any assurance this would speed up the process and not simply delay it? General Plan Amendments are rarely, if ever, *exempt* from CEQA. Even a simple Initial Study to determine whether an action has potential environmental effects often takes 120 days or more, with public notice and review requirements. Because CEQA has a very low threshold for when an EIR is required, there is a reasonable possibility that segregating this action from LUPPU could trigger a separate environmental review that would delay resolution of Camino/Pollock Pines beyond completion of LUPPU.

We are familiar with the SPI lumber mill located in this area and the industrial zoning of that site. Would the different policies applicable to Rural Centers, such as lower allowable noise thresholds, affect the potential reopening of the mill should the change take effect? Would it constrain the repurposing of the mill site to some other industrial use, thereby keeping jobs within the community and County?

Camino is home to a large percentage of the County's remaining "Heavy Industrial" lands, and thus it's impossible to determine the impacts of the proposed change without analysis. However, the soon-to-be-released EIR discussion should inform you of any impacts to our industrial zoning and this site/area in particular.

Community Regions and Rural Centers are subject to different "level of service" standards ranging from traffic thresholds to response times for sheriff, fire and ambulance services. What effect would the proposed change have on services to the local community?

Could these different standards adversely impact the operations or expansion of Apple Hill businesses?

How does the proposed change affect other areas' requests to change Community Region (CR) boundaries? The CR boundaries are not merely a line on a map without consequences should they change. They are a key component of the County's General Plan vision to "Keep El Dorado County" rural by "directing" growth to areas that can best accommodate that growth via the existence of roads, water and sewer. How is this vision, and the General Plan, affected by the proposed change?

Can the proposed amendment to Camino/Pollock Pines truly be found to be independent from the other GP changes under consideration? In CEQA terms, does this action have "independent utility" (not functionally interconnected to the TGPA-ZOU process) currently under review? Since "independent utility" would be determined in an Initial Study, we question: what if it is ultimately determined not to be independent? Are we facing yet more lawsuits? This remains our strong concern and exactly why our volunteers have labored long and hard on the LUPPU process.

It appears much must be considered via the EIR prior to making such changes. Certainly since these are some of the most controversial items our county is discussing, they warrant a strong environmental review that will appropriately inform the discussion prior to making any changes.

Finally, is there pressure from development or other project that inspires immediate action? We are not familiar with any proposal for any development project in this area that poses a time-threat to allowing the established process to continue as its moving forward.

We recognize the urgency the BOS might feel to respond to constituents demanding action immediately, however it appears to us that much could be lost and nothing gained by doing so.

With the EIR set for release after the holidays, and with no impending obvious need to rush this singular issue through the process, we see no gain to be had by taking action on this matter immediately.

Thank you for your positive consideration of this request.

***Original Signed***

Kimberly Beal, Chairwoman  
El Dorado Business Alliance

**The El Dorado Business Alliance is made up of the following organizations: El Dorado Builders' Exchange, El Dorado County Association of Realtors (EDCAR), El Dorado County Chamber of Commerce, North State Building Industry Association (NSBIA) and Shingle Springs-Cameron Park Chamber of Commerce.**



Jim Mitrison <jim.mitrison@edcgov.us>

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## Item #53 - could you please add to the items on the legistar - Thanks!

1 message

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**sue-taylor@comcast.net** <sue-taylor@comcast.net>  
To: Jim Mitrison <jim.mitrison@edcgov.us>

Mon, Dec 16, 2013 at 7:45 AM

Hi Jim,  
Could you please add this email and attachments to the legistar for the Pollock Pines - Camino Community Region Boundary Line item on Tuesday agenda.. I'm pretty sure it's item #53.  
Thanks,  
Sue Taylor

**From:** [sue-taylor@comcast.net](mailto:sue-taylor@comcast.net)  
**To:** "NormaSantiagoBOSDistr5" <[bosfive@edcgov.us](mailto:bosfive@edcgov.us)>, "Ron Briggs" <[bosfour@edcgov.us](mailto:bosfour@edcgov.us)>, "Ray Nutting" <[bostwo@edcgov.us](mailto:bostwo@edcgov.us)>, "Brian Veerkamp" <[bosthree@edcgov.us](mailto:bosthree@edcgov.us)>, [bosone@edcgov.us](mailto:bosone@edcgov.us), "Jim Mitrison" <[jim.mitrison@edcgov.us](mailto:jim.mitrison@edcgov.us)>  
**Sent:** Tuesday, November 5, 2013 12:10:56 AM  
**Subject:** Pollock Pines - Camino Community Region Line

Dear Board of Supervisors,

I want to Thank the Board for the action to move forward in removing the Camino-Pollock Pines Community Region Line and creating three Rural Centers on October 29th. I've attached the letter from Joel Ellinwood that explains the process to accomplish this task. The important information in the letter is the paragraph below:

*"The... Community Region Line can be removed by an amendment to the 2004 El Dorado County General Plan. In taking that action, Board of Supervisors can comply with the California Environmental Quality Act (CEQA) by finding that the "common sense" exemption to CEQA applies, or by adopting a negative declaration. The process is straightforward and need not incur significant expense or staff time."*

Basically since the change in the lines does not create an environmental impact, there is no requirement for mitigation.

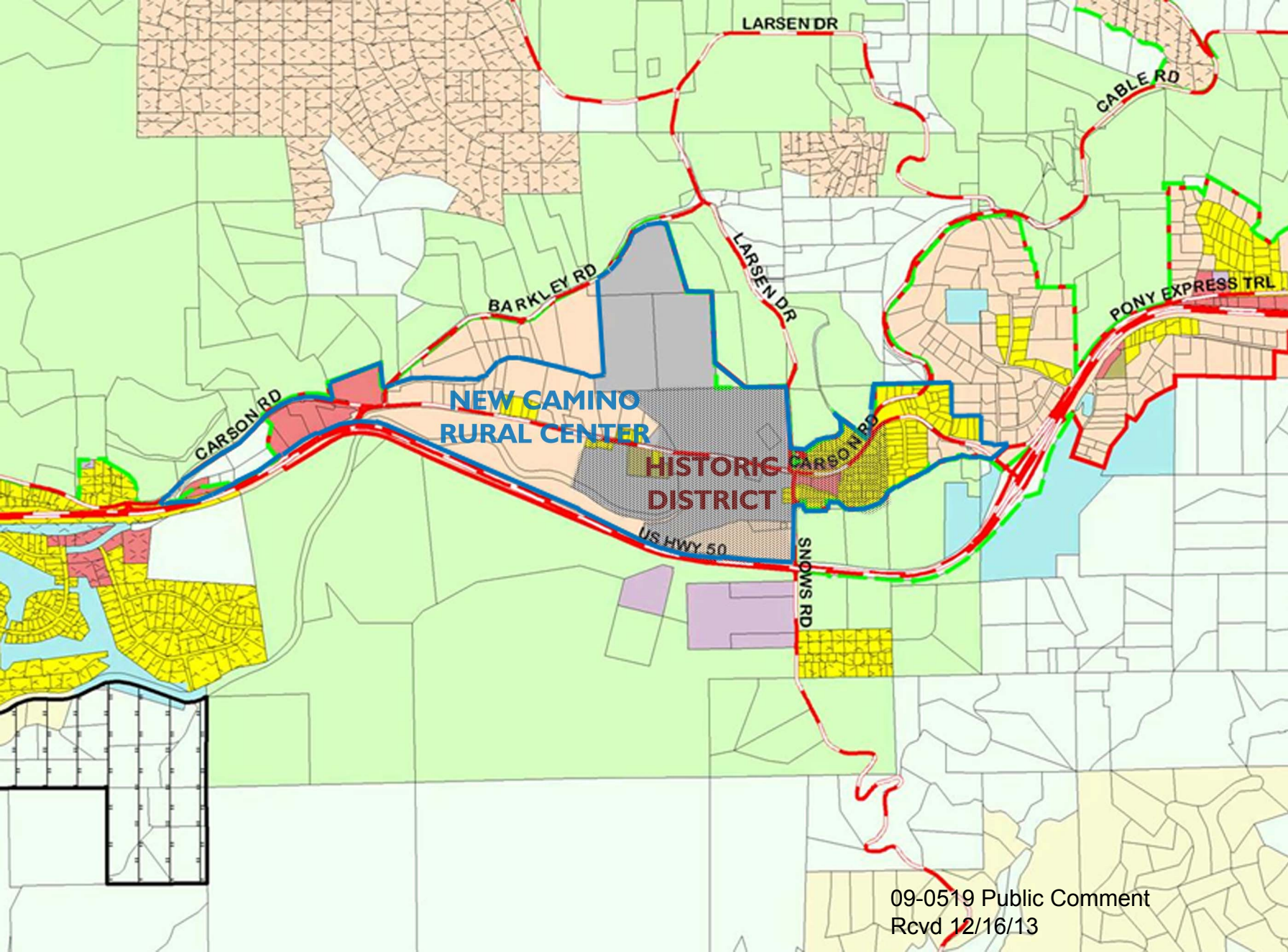
I've also attached the lines for the Rural Centers. The properties outside of those lines that do not belong in the rural region would become platted lands.

Thank you again for this action. Let me know if I can be of any assistance in continuing to move this forward.

Respectfully,

Sue Taylor

09-0519 Public Comment  
Rcvd 12/16/13

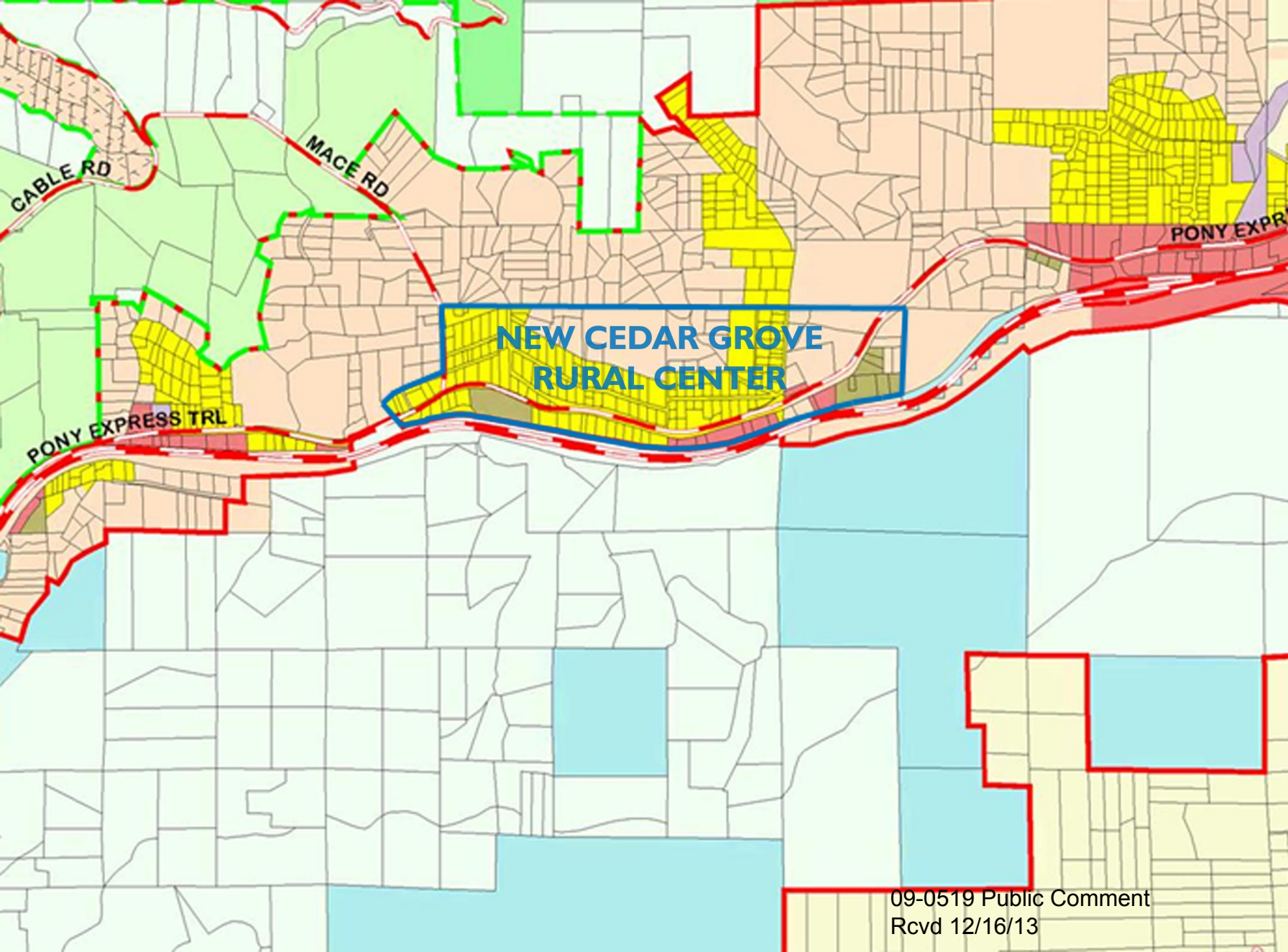


**NEW CAMINO  
RURAL CENTER**

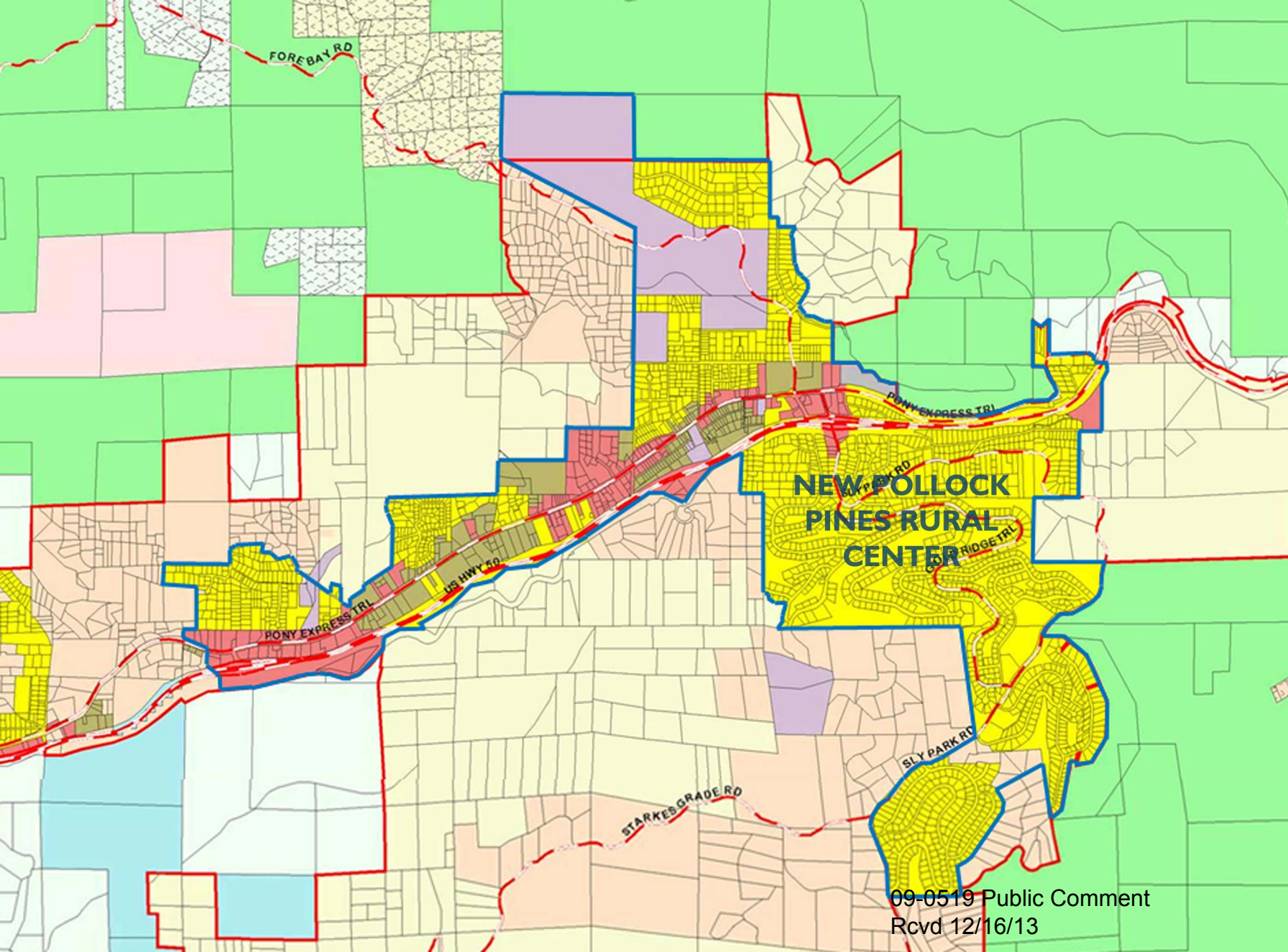
**HISTORIC  
DISTRICT**

09-0519 Public Comment  
Rcvd 12/16/13





**NEW CEDAR GROVE  
RURAL CENTER**



FOREBAY RD

PONY EXPRESS TRL

NEW POLLOCK

PINES RURAL

CENTER

PONY EXPRESS TRL

US HWY 50

STARBES GRADE RD

SLY PARK RD

RIDGE TRL

09-0519 Public Comment  
Rcvd 12/16/13



# Joel Ellinwood, AICP LEED AP

Lawyer-Planner

4036 New York Avenue #1203  
Fair Oaks, California 95628  
joel.ellinwood@lawyer-planner.com



California land use & environmental law; urban and regional  
planning policy & advocacy for a more just and sustainable future

April 25, 2013

Sent via email

Chairman Ron Briggs  
El Dorado County Board of Supervisors  
330 Fair Lane, Building A  
Placerville, California 95667

Re: Process for Removal of Shingle Springs Community Region Line (CRL)

Dear Chairman Briggs:

Thank you for again meeting with representatives of my clients, the Shingle Springs Community Alliance and No San Stino. They informed me that in response to their request that you take action to remove the Community Region Line for Shingle Springs, you said that you would request County staff to advise you what the process would be to make that change. Please accept this letter opinion outlining the process for you to review with County Counsel and the Development Services Department.

Summary: The Shingle Springs Community Region Line can be removed by an amendment to the 2004 El Dorado County General Plan. In taking that action, Board of Supervisors can comply with the California Environmental Quality Act (CEQA) by finding that the “common sense” exemption to CEQA applies, or by adopting a negative declaration. The process is straightforward and need not incur significant expense or staff time.

Legal Discussion: The Community Region Line (CRL) designation for Shingle Springs was adopted as part of the 2004 El Dorado County General Plan Land Use Element. To remove it requires an amendment to the General Plan. (Gov. Code § 65358, General Plan Land Use Policy 2.1.1.6).

Amendments to the General Plan may be considered by the Board of Supervisors up to four times per year, however multiple changes may be considered and combined for any of the four amendments. (Gov. Code § 65358 (b)). Action to “substantially amend” a general plan must be referred to local school districts, LAFCO, SACOG, EID and appropriate California Native American tribes for review and comment or other consultation. (Gov. Code §§ 65352 - 65352.3). General plan amendments must be referred to the Planning Commission for a public hearing and report to the Board before the amendment can be set for public hearing by the Board. (Gov. Code §§ 65353 - 65356; *Environmental Defense Project of Sierra County v. County of Sierra* (3<sup>rd</sup> Dist. 2008) 158 Cal.App.4<sup>th</sup> 877). A general plan amendment of one element or section of the plan must be internally consistent with the remainder of the plan. (Gov. Code § 65300.5) Amendments to a general plan are adopted by resolution. (Gov. Code § 65356).

A determination must be made in a preliminary review whether a particular amendment may have a significant effect on the environment under the California Environmental Quality Act (CEQA) (Pub. Res. Code § 21080, 21151). Any significant effect on the environment shall be limited to substantial, or potentially substantial, adverse changes in physical conditions which exist within the area as defined in Section 21060.5, including land, air, water, minerals, flora, fauna, noise, or objects of historic or aesthetic significance. (Pub. Res. Code § 21151 (b)).

If it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, CEQA does not apply under the “common sense” exemption. (14 Cal. Admin. Code § 15061 (b) (3) (“Guidelines”), *Friends of Mammoth v. Board of Supervisors* (1972) 8 Cal.3<sup>rd</sup> 247, 272; *Mountain Lion Foundation v. Fish and Game Commission* (1997) 16 Cal.4<sup>th</sup> 105, 124). The common sense exemption can be used “only in those situations where its absolute and precise language clearly applies.” *Myers v. Board of Supervisors* (1<sup>st</sup> Dist. 1976) 58 Cal.App.3d 413, 425.

As the leading treatise<sup>1</sup> on CEQA explains the process for application of an exemption:

“Under CEQA, an agency need not follow any particular procedure to determine that a project is exempt. The agency need not provide the public or other agencies with an opportunity to review, or hold a public hearing on, its exemption determination. See CEQA Guidelines §§ 15060 (preliminary review), 15161 (review for exemption); see also *Cal Beach advocates v. City of Solana Beach* (4<sup>th</sup> Dist. 2002) 108 Cal.App.4<sup>th</sup> 529, 538-541 . . . , see also *Magan v. County of Kings* (5<sup>th</sup> Dist. 2002) 105 Cal.App.4<sup>th</sup> 468, 477 . . . (even where an exemption is contested, an agency need not provide a hearing on the record for such contest).” (*Guide to CEQA*, pp. 112-113).

In *Davidon Homes v. City of San Jose* (6<sup>th</sup> Dist. 1997) 54 Cal.App.4<sup>th</sup> 106, the Court of Appeal reversed the City of San Jose’s decision adopt a development moratorium ordinance while certain test drilling could evaluate the suitability of the land for development in reliance on the common sense exemption that was contained in a conclusionary recital in the preamble to the ordinance. A developer challenged the exemption arguing that the drilling may itself have some adverse environmental effect. The Court held that the City failed to support its exemption determination with substantial evidence in the record. As the Guide to CEQA recommends, “an agency relying upon the common sense exemption should take care to build an appropriate record supporting its exemption determination.” (*Ibid.* at p. 166).

After determining that an exemption applies, and the amendment is adopted, the County may file a Notice of Exemption (NOE). (Pub. Res. Code § 21152 (b), Guidelines § 15062. The filing of a NOE triggers a 35-day statute of limitations for a legal challenge to the exemption determination.

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<sup>1</sup> Remy, et al. *Guide to CEQA*, 11<sup>th</sup> Ed. (Solano Press, 2007)



If, however, it is determined that there is insufficient evidence to conclude with certainty that the common sense exemption is applicable, the appropriate CEQA process must be followed beginning with an initial study. (Guidelines §§ 15063, 15365). Even if the determination is made that CEQA may apply, where there is no substantial evidence that the amendment may have a potentially significant adverse effect on the environment, adoption of a negative declaration is the appropriate process under CEQA. (Pub. Res. Code § 21080 (c), Guidelines § 15070).

A proposed negative declaration should be prepared with the contents specified in Guidelines § 15071, and circulated for public comment by preparing, filing, posting, publishing and mailing a notice of intent to adopt a negative declaration as provided in Guidelines § 15072, to be followed by a period for public review, Guidelines § 15073. Prior to making its recommendation on a proposed general plan amendment, the Planning Commission shall consider the proposed negative declaration. Guidelines § 15074. Prior to approving a general plan amendment, the Board of Supervisors shall consider the proposed negative declaration and any comments received. If it finds on the basis of the initial study, the proposed negative declaration, and any comments received that there is no substantial evidence that the general plan amendment will have a significant effect on the environment and that the negative declaration reflects the Board's independent judgment and analysis, the Board should adopt the negative declaration prior to acting on the general plan amendment. (*Ibid.*) After the general plan amendment has been adopted, the County must file a Notice of Determination (NOD). (Pub. Res. Code § 21152 (a); Guidelines § 15075). The filing of the NOD starts a 30-day statute of limitations for any legal challenge of the CEQA determination. (Pub. Res. Code § 21167, Guidelines § 15075 (g)).

Only if there is substantial evidence that the amendment may have a significant effect on the environment would the preparation of an Environmental Impact Report (EIR) be necessary. If required, the EIR may be incorporated in the text of the general plan amendment. (Pub. Res. Code § 21151, Guidelines § 15166).

The purpose of the CRL designation in the 2004 General Plan is,

“... to define those areas which are appropriate for the highest intensity of self-sustaining compact urban-type development or suburban type development within the County based on the municipal spheres of influence, availability of infrastructure, public services, major transportation corridors and travel patterns, the location of major topographic patterns and features, and the ability to provide and maintain appropriate transitions at Community Region boundaries<sup>22</sup>.”

Because the CRL designation does not change the underlying general plan land use designations or zoning district classifications of land within the boundaries of a CRL area, implementation of a potential increase in intensity and type of use within any CRL area will itself most often require a general plan and zoning ordinance amendment before any development consistent with the CRL

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<sup>22</sup> 2004 El Dorado County General Plan Land Use Element, Policy 2.1.1.2, p. 12

policy could be approved, as, for example, is the case with the proposed San Stino residential project within the Shingle Springs CRL area. Eliminating the CRL would eliminate the potential that would otherwise exist of possible intensification of density or type of use that might result in significant changes that might otherwise occur under the policy.

Removing the CRL from the Shingle Springs area cannot therefore result in *any* change to the physical environment. It could not result in any effect that could be consequential for any school district, LAFCO, EID, SACOG or local California Native American tribe, or result in any change, adverse or otherwise, to land, air, water, minerals, flora, fauna, noise, or objects of historic or aesthetic significance.

For this reason, removal of the CRL for Shingle Springs would not constitute a “substantial” amendment to the general plan for which outside agencies would need to be given notice or opportunity for comment, although in an abundance of caution the process could still be followed to avoid potential challenge that might result from omitting that step. Furthermore, the CEQA “common sense” exemption applies, because it may be found with certainty that there is no possibility that removal of the CRL for Shingle Springs could have an adverse effect on the environment. Only implementation of the CRL could have such effect.

Because all the unincorporated areas of El Dorado County are classified as Community Regions, Rural Centers or Rural Regions, removal of the CRL from Shingle Springs suggests that it would be appropriate to designate the existing commercial core area of Shingle Springs as a Rural Center, with the greatest extent of Shingle Springs classified as a Rural Region to maintain consistency with the remainder of the General Plan.

Consistency with the Housing Element’s identification of specific locations with appropriate zoning for development of affordable low and moderate income housing to help meet the County’s obligation to address its fair share of the regional need for affordable housing would not be compromised by removal of the Shingle Springs CRL. The most recent adopted housing element relies upon existing appropriate general plan land use and zoning ordinance designations to meet that requirement, rather than the generalized potential for more intensive development under the CRL policy.

In addition to the fact that over 560 Shingle Springs and other El Dorado County residents have signed my clients’ petition requesting that the CRL for their community be removed, there are many sound planning policy reasons for doing so. Unlike other communities with CRL designations such as El Dorado Hills, Cameron Park and the communities adjacent to Placerville, Shingle Springs has a predominately rural, large-lot residential development pattern, with the exception of a compact, relatively small commercial core. Intense, high-density residential and mixed-use development is out of character with and conflicts sharply with this pattern. The road infrastructure in Shingle Springs, particularly the Ponderosa interchange, is already severely impacted. Because of the location of Ponderosa High School and the commercial district of Shingle Springs, it is not feasible to effectively

mitigate the traffic congestion in the area by diversion of traffic to the Shingle Springs interchange for trips to those frequent destinations for Shingle Springs residents.

Perhaps the most important reason from a County-wide perspective for reducing the amount land and more closely focusing development potential in El Dorado County to the areas best suited for more intensive urban and suburban type development is the limited supply of public water. The sole provider, El Dorado Irrigation District (EID), has consistently reported that it has only 2,000 equivalent dwelling unit (EDUs) water connections available for all potential residential, commercial or ag/rec irrigation use for the *entire western slope area of the County* other than El Dorado Hills. EID does not have general land use authority, so it makes the limited connections available on a first-come, first-served basis. The County government, on the other hand, does have the authority to direct where the limited supply of water connections are best utilized by its control of land use entitlements.

Reducing the number and scope of CRL areas in the County would help ameliorate perhaps the greatest flaw in the 2004 El Dorado County General Plan – its virtual assumption that public water supplies are essentially unlimited, and will be available to serve development where ever it may occur<sup>3</sup>. The facts, as set forth in detail in EID's 2001 Water Supply Master Plan Administrative Draft and annual supply assessments, starkly contradict this assumption. With the passage of SB 610 and SB 221 in 2001<sup>4</sup>, the assessment and verification of long-range water supply over 20 years, including single and multiple dry years, is required for EIRs and tentative subdivision map approvals for residential projects of more than 500 units and similarly large-scale commercial or industrial projects. The aggregation of smaller projects that are encouraged under the 2004 general plan CRL policy could easily exceed this threshold by many times, and is no less important to adequately plan for. By applying the water supply assessment and verification policy at the general plan stage, rather than at the tentative subdivision map stage would help assure that the limited water supply is available for the highest priority development types, regardless of scale.

Prioritizing the communities and more limited areas of communities where use of the limited supply would have the greatest benefit and be most compatible with and complement the established surrounding development pattern makes sense. This would avoid a hodge-podge of isolated developments that drain the limited supply of public water and correct the current jobs/housing imbalance that predominates in the County. It makes no sense to permit the exhaustion of an essential scarce resource for yet more residential development that does not provide long-term employment and sales and use tax revenue. Eliminating the CRL for Shingle Springs is one effective and easily-accomplished means to accomplish this objective as a first step to a more rational water supply allocation in the General Plan.

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<sup>3</sup> 2004 El Dorado County General Plan, Introduction, Plan Assumptions, p. 4.

<sup>4</sup> Codified in Water Code § 10910, *et seq.* and Government Code § 66473.7 and § 65867.5.



Chairman Ron Briggs  
April 25, 2013  
Page 6

Conclusion: Given that the process to remove the CRL designation for Shingle Springs is clearly outlined and relatively straight-forward and not overly costly, my clients request that the Board of Supervisors exercise the political will to initiate the process in response to the broad and growing groundswell in support of this change by the residents of Shingle Springs.

I am available to discuss the process set forth in this letter in greater detail with County Counsel and the Development Services Department staff to answer any questions or concerns they may have. Once we are agreed on the process, I will prepare a draft of a proposed general plan amendment, findings in support of exemption or draft proposed negative declaration to provide a starting point for county staff.

Thank you again for your responsive interaction with my clients. They look forward to your strong support in moving this matter forward.

Very truly yours,



Joel Ellinwood, AICP LEED AP  
Lawyer-Planner

cc: Hon. Ray Nutting  
Hon. Ron Mikulaco  
Hon. Brian Veerkamp  
Hon. Norma Santiago  
County Counsel  
Roger Trout  
clients



Jim Mitrisin <jim.mitrisin@edcgov.us>

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## Fw: Pollock Pines - Camino Community Region Line - PLEASE FORWARD!

1 message

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francesca duchamp <francescaduchamp@att.net>

Mon, Dec 16, 2013 at 8:38 AM

Reply-To: francesca duchamp <francescaduchamp@att.net>

To: "\"NormaSantiagoBOSDistr5\"" <bosfive@edcgov.us>, "\"Ron Briggs\"" <bosfour@edcgov.us>, "\"Ray Nutting\"" <bostwo@edcgov.us>, "\"Brian Veerkamp\"" <bostthree@edcgov.us>, "bosone@edcgov.us" <bosone@edcgov.us>, "\"Jim Mitrisin\"" <jim.mitrisin@edcgov.us>, Patrick Ibarra <pibarra@mtdemocrat.net>, "Charla D. McKenna" <cmckenna@mlusd.net>, "maryclark@hotmail.com" <maryclark@hotmail.com>

This is being forwarded to many people within and outside of this county.

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

**From:** francesca duchamp <francescaduchamp@att.net>

**To:** Laurel Brent -Bumb <chamber@eldoradocounty.org>; Jim Brunello <JLB87@aol.com>; Mike Ranalli <MRanalli@aol.com>; Maryann Argyres <maargyres@comcast.net>; Noah Briel <noahbriel@gmail.com>; kathye russell <kathyerussell@gmail.com>; Derrell Roberts <derrellroberts@sbcglobal.net>; Jeanne Harper <jmharper2@comcast.net>; Ken Harper <klharper1@comcast.net>; Tom Deville <tdeville@mindspring.com>; Cheri Jaggars <cjaggars@eid.org>; Cindy Stetler <cindystetler@ymail.com>; Dan Princeau <diana4160@sbcglobal.net>; Kristi Wyles <kristi@ableelec.com>; Ryan Donner <rdonner@amer-info.com>; "bostwo@edcgov.us" <bostwo@edcgov.us>; "brandon.marchy@asm.ca.gov" <brandon.marchy@asm.ca.gov>; brian veerkamp <bkveerkamp@sbcglobal.net>; judi mccallum <judimccallum@edcgov.us>; "kathy.matranga-cooper@edcgov.us" <kathy.matranga-cooper@edcgov.us>; Kimberly Kerr <kimberly.kerr@edcgov.us>; Kirk Kimmelshue <kirk.kimmelshue@asm.ca.gov>; megan arevalo <megan.arevalo@edcgov.us>; "michael.ross@asm.ca.gov" <michael.ross@asm.ca.gov>; Mike Applegarth <mike.applegarth@edcgov.us>; Ray Nutting <raynutting@hughes.net>; Ross Branch <ross.branch@mail.house.gov>; "senator.gaines@senate.ca.gov" <senator.gaines@senate.ca.gov>

**Sent:** Monday, December 16, 2013 8:35 AM

**Subject:** Fw: Pollock Pines - Camino Community Region Line - PLEASE FORWARD!

This issue of removing this "red" line has been ongoing for nine years. We do not have septic...are roads can not hold "lots" of people. Pollock Pines can not build out--only up. Bike lanes would mean removing trees and flattening our main street. "Walkable" communities is an Urban Theory...I come from the city...it already has happened there...and its ugly after a while. Meyers is the gateway--not Pollock.To stall this issue yet one more time...or to word an item to allow for apartments is wrong. Im waiting for the

09-0519 Public Comment

Rcvd 12/16/13

board to do the right thing. Removing the urban line has already been voted on...paperwork already set up...Mr. Briggs just didnt sign it. Supervisors are voted in to represent the wishes of whole communities...not economic groups trying to get away with misrepresenting communities.

Ms. Harper now feels that the government should not have to abide by the Brown Act ...please start at 2:17.

<https://eldorado.legistar.com/MeetingDetail.aspx?ID=266908&GUID=2658B32B-1981-483E-B1A8-1FAB78830383&Options=infoj&Search=>

these groups such as CEDAPP and CEDAC are appointed by the Supervisors--they are government entities. Local government is getting out of hand...it is not listening to the people. and someone needs to follow through. Everything today is recorded and shared on the net. Small groups of people are deciding for a whole. The BOS voted on this item before...tomorrow I hear another "stall" is going to happen...I hope not--because they have had almost ten years to fix this. There is no money. another issue is the park we were promised...taking 14 acres in place of the 26--another stall...just to abide by the general plan. I am also sending this to people in higher positions...you have lost control of a county...if you allow...small group such as CEDAC, CEDAPP...and or "staff" to use false numbers to decide on very important issues.

From someone who used to believe in government. Hopefully tomorrow will not be as I was told...hopefully the "red" line is removed from Camino/ Pollock Pines area. The one investor who has come through to buy Main Street property still owes the tenants their deposit back...they had no clue that the building was even for sale. Lots of documented promises and lies. Someone needs to be accountable.

Fran DuChamp

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

**From:** "sue-taylor@comcast.net" <sue-taylor@comcast.net>

**To:** "Taylor, Sue" <sue-taylor@comcast.net>

**Sent:** Monday, December 16, 2013 6:49 AM

**Subject:** Pollock Pines - Camino Community Region Line - PLEASE FORWARD!



**This is long but please spend the time to read in order to help protect the rural nature of Camino and Pollock Pines:**

Since 2008 I have petitioned the Board of Supervisors (BOS) to remove the Camino-Pollock Pines Community Region Line (CRL), really an urban boundary line, based on the facts that urban type build out in this area would be detrimental and incompatible to Apple Hill and the industrial use of the Camino Mill. All 5 supervisors at the time agreed. Jack Sweeney and Ray Nutting put together a resolution that was passed in May of 2009 and asked Staff to come back with options to have this done. The public's choice was to reduce the size of the overall line, create 3 rural centers and create a platted land overlay on the already developed parcels that end up outside the urban boundary lines in order for planning to justify removing the line. We also mentioned we would like to add a historical district overlay on the mill site and surrounding area with the mill houses in order for Camino to retain it's historical nature and charm which draws so many people to the area. Then for some reason the resolution was dropped into the Black Hole and then later included into the General Plan overhaul (called the Land Use Programmatic Plan Update - LUPPU) being pushed by special interests. We asked the Board to withdraw the inclusion of the removal of the Camino-Pollock Pines boundary line from the LUPPU process in order to protect the rural nature of Camino, Cedar Grove and Pollock Pines BEFORE action is taken to approve LUPPU. If for some reason the Board does pass LUPPU the impact for communities within these urban boundary lines will be at risk of much higher densities than already contained in the General Plan.. along with loss of requirements for open space, new allowances for cutting into steeper slopes and many other changes that would impact the County's rural nature.

The public and the Board has been bringing this to the attention of the Planning Staff with a request to have the resolution removed from LUPPU and moved forward. The staff has continued to ask the Board that instead it remain in the LUPPU process (because they think removing the line will need an enormous amount of study in order to move forward). Last week the Board basically ordered staff to bring it back on the 17th of December. Below is what I had sent to the BOS after they had told staff to bring it back at the October 29th meeting and I attached the drawings that were approved at the community meeting in Camino along with past resolutions by the BOS. (The lines in Pollock Pines were adjusted later after meeting with residents in Pollock Pines.)

So this Tuesday, December 17th at the 2:00 p.m. session the Board will be hearing this item. Staff has brought the item back (#53) with a staff report that basically says that the Board never intended to reduce the size of the lines and that it really won't make that much difference to change the lines since a rural center is much like a community region with the intent to urbanize within these boundaries. Plus they are now stating that we will have increased time when making a service call for fire and sheriff if we do this. We have not bothered the public to attend these meetings because of the anguish it causes one to go through and the Board members keep telling me they will take care of this. But after the last few meetings I'm thinking we could really use some help from those that care about retaining the rural nature of Camino (for the sake of Apple Hill), Cedar Grove and Pollock Pines. The item probably will not come up until at least 3:30 p.m. since they put the item at the end of the calendar. Please come and just make the statement that you want these urban boundary lines removed, 3 rural centers

created which would serve the rural areas and that those rural centers be reduced in size! (The one in Pollock Pines is huge and goes nearly down to Halls Market.) Or just sit in the audience for support.

Here is the item with all of the attachments:

<https://eldorado.legistar.com/LegislationDetail.aspx?ID=1541319&GUID=CCB1D696-68B7-416A-8969-6F5A201BC046>

If you have any questions regarding this please call.

Sue Taylor  
530-391-2190

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**From:** [sue-taylor@comcast.net](mailto:sue-taylor@comcast.net)  
**To:** "NormaSantiagoBOSDistr5" <[bosfive@edcgov.us](mailto:bosfive@edcgov.us)>, "Ron Briggs" <[bosfour@edcgov.us](mailto:bosfour@edcgov.us)>, "Ray Nutting" <[bostwo@edcgov.us](mailto:bostwo@edcgov.us)>, "Brian Veerkamp" <[bosthree@edcgov.us](mailto:bosthree@edcgov.us)>, [bosone@edcgov.us](mailto:bosone@edcgov.us), "Jim Mitrisin" <[jim.mitrisin@edcgov.us](mailto:jim.mitrisin@edcgov.us)>  
**Sent:** Tuesday, November 5, 2013 12:10:56 AM  
**Subject:** Pollock Pines - Camino Community Region Line

Dear Board of Supervisors,

I want to Thank the Board for the action to move forward in removing the Camino-Pollock Pines Community Region Line and creating three Rural Centers on October 29th. I've attached the letter from Joel Ellinwood that explains the process to accomplish this task. The important information in the letter is the paragraph below:

*"The... Community Region Line can be removed by an amendment to the 2004 El Dorado County General Plan. In taking that action, Board of Supervisors can comply with the California Environmental Quality Act (CEQA) by finding that the "common sense" exemption to CEQA applies, or by adopting a negative declaration. The process is straightforward and need not incur significant expense or staff time."*

Basically since the change in the lines does not create an environmental impact, there is no requirement for mitigation.

I've also attached the lines for the Rural Centers. The properties outside of those lines that do not belong in the rural region would become platted lands.

Thank you again for this action. Let me know if I can be of any assistance in continuing to move this forward.

Respectfully,  
Sue Taylor

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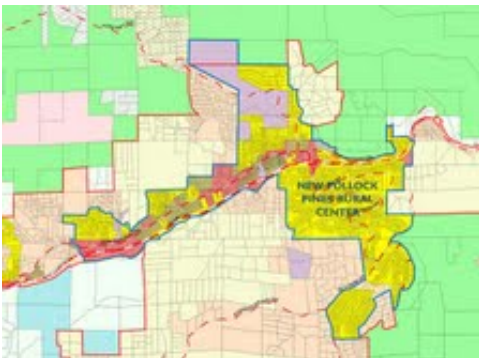
**4 attachments**



**Camino Rural Center.jpg**  
428K



**Cedar Grove Rural Center.jpg**  
425K



**Pollock Rural Center.jpg**  
433K

 **JE ltr to Board re CRL 13-04-25.pdf**  
451K