

7/18/2019

Edcgov.us Mail - Response to Public Comment-Sierra Sunrise 7-25-19 agenda

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Charlene Tim <charlene.tim@edcgov.us>

Response to Public Comment-Sierra Sunrise 7-25-19 agenda

Craig Sandberg <craig@sandberglaw.net>

Wed, Jul 17, 2019 at 4:26 PM

To: "jvegna@edcgov.us" <jvegna@edcgov.us>, "gary.miller@edcgov.us" <gary.miller@edcgov.us>, Jeff Hansen <jeff.hansen@edcgov.us>, James Williams <james.williams@edcgov.us>, "brian.shinault@edcgov.us" <brian.shinault@edcgov.us>

Cc: "charlene.tim@edcgov.us" <charlene.tim@edcgov.us>, Bill Fish <billfish47@aol.com>, "tcassera@ctaes.net" <tcassera@ctaes.net>

Please find attached a letter responding to public comment received on the Sierra Sunrise project coming before you on July 25th. If you have any questions or comments, please do not hesitate to contact me.

Craig

Craig M. Sandberg

Law Offices of Craig M. Sandberg

1024 Iron Point Road

Suite 100 #1280

Folsom, CA 95630

916-357-6698, Dir 916-673-6764

craig@sandberglaw.net

 **EDC Planning Commission 7-17-19.pdf**
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1024 Iron Point Road
Ste. 100 #1280
Folsom, CA 95630

LAW OFFICES OF
CRAIG M. SANDBERG

Tel: (916) 357-6698
Email Craig@SandbergLaw.net

July 17, 2019

El Dorado County Planning Commission
2850 Fairlane Court
Placerville, CA 95667

Subject: Sierra Sunrise TM17-1532
July 25, 2019 Agenda Item

Dear Members of the Planning Commission:

This office represents Pacific State Development, the applicant for the project referenced above. They have asked me to respond to a letter received by the Commission from Danae Aitchison, dated July 11, 2019. This letter alleges that the project will have significant environmental impacts which have not been considered by Planning staff in the preparation of the negative declaration for the project.

Of primary importance in considering a project such as the one before you is the proposal is consistent with the County's General Plan and zoning designation for the property. In the course of considering these overarching planning documents, the Planning Commission and Board of Supervisors made the policy determination of where growth should be directed and developed extensive mitigation measures and policies designed to mitigate the inevitable loss of habitat and natural areas that occurs with normal development. Accordingly, County planners are justified in relying on the General Plan Environmental Impact Report and subsequent environmental documents utilized by the County in adopting the various programs designed to implement the General Plan. The initial study/negative declaration prepared by the County discussed the various regulatory constraints associated with protected species and habitats and concluded that the project did not violate any such regulations. In essence, making a determination that the project would not have significant impacts not anticipated in designating the property for development. When a project is consistent with zoning and general plan policies for which an EIR was certified there is no need for further environmental review unless it can be shown that there are site specific impacts that were not considered in such EIR (CEQA Guidelines Section 15183).

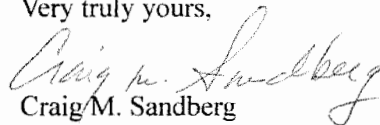
The letter dismisses the discussion in the initial study of the Important Biological Corridors and the fact that the project is not within any deer migration routes identified in the General Plan EIR, claiming that the information presented must be in error, or outdated, because the writer has witnessed the presence of wildlife on or near the project site. The presence of wildlife is felt throughout the Cameron Park community and the foothills in general, so the concern about fragmentation of habitat was a much discussed topic during the development of the County General Plan, which resulted in the identification of the Important Biological Corridors, protection of the identified deer migration areas (Cameron Park is the home of many resident/non-migrating deer), rare plant mitigation and policies protecting oak woodland habitat

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areas. These policies are mitigation measures which are designed to offset the anticipated loss of habitat from projects such as the one before you now, an admitted in-fill project.

In conclusion, it cannot be said that the habitat values and wildlife that may exist in what are essentially urban in-fill areas have been ignored by the County in the CEQA process. The General Plan anticipated that such habitat loss would occur and provides policies designed to mitigate such impacts, with which, the Sierra Sunrise project conforms.

Very truly yours,



Craig M. Sandberg

CMS/ms

cc: Client
Efren Sanchez