



**NORTH STATE  
BUILDING INDUSTRY  
ASSOCIATION**

November 3<sup>rd</sup>, 2019

Shiva Frentzen  
Supervisor, District II  
El Dorado County Board of Supervisors  
330 Fair Lane, Building A  
Placerville, CA 95667

Dear Supervisor Frentzen,

I am writing on behalf of the North State BIA to oppose moving the time and location of the Planning Commission and Board of Supervisors hearings for the Central El Dorado Hills project away from the Planning Commission and Board of Supervisors chambers, respectively, and outside of the normal timeframe these meetings would normally take place. The North State BIA does not advocate for particular projects; rather our concern in this instance is how this action could affect the building industry as a whole, now and in the future.

It is our understanding there is no established policy for this approach to certain board items or even certain land use proposals, and we contend that picking individual projects or topics for special hearing times and locations is not an equitable or effective way to conduct business. If there is a county interest in creating a new set of rules for some items, then a blanket policy should be adopted that is known from the outset to the Board, the project applicant, and the public. Absent an established policy, creating special circumstances for certain projects creates the potential, intended or not, for the public to interpret these changes as the Board actively seeking opposition or the impression that the board has a bias against a proposal before it has heard all the facts. Such a policy of selective treatment could also dissuade much-needed future housing development in El Dorado County due to fear of the possibility of even further additional rule changes in the middle of the process.

A better policy for all county residents would be to maintain the practice of having public meetings at their predictable regular location and time. The County chambers are specifically designed as the meeting space for the public to discuss and decide all county matters that have various degrees of public engagement and interest. The chambers are centrally located and designed to hold large public meetings with comfortable seating, modern video and audio recording equipment, access to technological resources such as the law library, GIS mapping services, planning documents, etc., and access to other County officials such as the Auditor, Sheriff, Clerk Recorder, and their staff. These facilities are also designed to preserve the public record to accurately reflect the intent of the Board of Supervisors as well as records essential in any potential future legal proceedings. In addition, we do not believe that it would be reasonable to charge an applicant to bring all of these components to a remote location, nor



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would it be in the public's best interest for them to not all be available when there are fully staffed and equipped meeting rooms at the County offices.

In our view, if some county meetings were singled out for special locations, it would potentially confuse the public since it is irregular to have these meetings at different times and locations. A member of the public could very well arrive in Placerville on what they expect to be the appointed Tuesday during the day, and find the matter is not agendized.

Public input is critical to the project approval process. That is a major reason for our position that the meetings should be at the time and location expected by the public. If this policy is allowed for this project, a future Board could move a hearing for any other perceived contentious item to another county location. Furthermore, there are already many opportunities for more localized public discussion for projects in this area through the entitlement process, with presentations and discussions before the El Dorado Hills Area Planning Advisory Committee, Homeowners Association Boards, and other community and business groups.

It is our belief that this proposal establishes a precedent of inequitable treatment by subjecting only certain board matters to special rules, moving only certain public hearings to new locations and times that may not be appropriate and, ultimately, may not achieve its intent of making public input easier to obtain. If the board is interested in setting new guidelines for their meeting approach and locations, that policy should be developed and adopted well before a project applicant commences work with the county.

Thank you for the opportunity to provide input on this matter, and for your continued partnership in building the communities desired by residents of El Dorado County.

Sincerely,

Chris Norem  
Director, Government and Political Affairs  
North State Building Industry Association

CC: Sue Novasel, Chair, District V  
Brian K. Veerkamp, First Vice Chair, District III  
John Hidahl, Second Vice Chair, District I  
Lori Parlin, Supervisor, District IV  
Don Ashton, Chief Administrative Officer  
Tiffany Schmid, Director, Planning and Building Department