

#6



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DATE 9-30-13

EDC COB <edc.cob@edcgov.us>

Fwd: San Stino

1 message

The **BOSTWO** <bostwo@edcgov.us>
To: EDC COB <edc.cob@edcgov.us>

Mon, Sep 30, 2013 at 2:44 PM

Thank you.

Kitty Miller on behalf of
Ray Nutting
El Dorado County Board of Supervisors
530) 621-5651

----- Forwarded message -----

From: **Steve Wetzel** <gancho60@gmail.com>
Date: Mon, Sep 23, 2013 at 6:06 AM
Subject: San Stino
To: bostwo@edcgov.us

Please vote NO on San Stino.
William Wetzel
El Dorado, CA

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Thank you.



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DATE 9-30-13

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EDC COB <edc.cob@edcgov.us>

Fwd: BOS meeting of Sept. 30

1 message

The **BOSTWO** <bostwo@edcgov.us>
To: EDC COB <edc.cob@edcgov.us>

Mon, Sep 30, 2013 at 2:44 PM

Thank you.

Kitty Miller on behalf of
Ray Nutting
El Dorado County Board of Supervisors
530) 621-5651

—— Forwarded message ——

From: **Bob Caldwell** <rcjc4@sbcglobal.net>

Date: Sat, Sep 21, 2013 at 11:32 AM

Subject: BOS meeting of Sept. 30

To: bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us.us, bosfour@edcgov.us, bosfive@edcgov.us

To EDC Board of Supervisors:

I cannot attend the BOS upcoming meeting of Sept. 30 however, should the occasion arise I urge you to take steps to deny the applications of the San Stino and Tilden Park projects. Aside from not complying with the plan they simply do NOT belong in Shingle Springs. We have too much congestion now so why add to it?

Thank you for your consideration.

Sincerely,

Robert Caldwell

4248 Lorrain St.

Shingle Springs 95682

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Thank you.

Public Comment received 9-30-13



August 5, 2013

Mrs. Shawna Purvines
El Dorado County Planning Department
2850 Fairlane Court
Placerville, CA 95667

RE: Draft General Plan Initiation Amendment Policy

Dear Mrs. Purvines,

Thank you for the opportunity to comment on the above referenced policy.

As outlined in the public notice, the proposed policy would "require an initiation hearing before the Board of Supervisors for projects that increase the density of residential development beyond what is currently allowed in the General Plan (emphasis added)." The notice further explains that "Major issues under discussion include whether the policy should apply to pending projects."

Our company owns Lots "X" and "V" in the Blackstone community. Both Lots "X" and "V" were included on a list of pending projects included in the staff report on the proposed policy, presumably because we have pending applications that involve amendments to the Valley View Specific Plan. We have requested a change in the VVSP designation from VC (Village Center) and MU (Mixed Use) to CR (Core Residential) for Lots "X" and "V" respectively.

There are several reasons why we do not believe it is appropriate to apply the proposed policy to "X" and "V". These proposed Specific Plan Amendments are very different from the types of General Plan Amendments that have triggered consideration of this policy. They do not "increase the density of residential development beyond what is currently allowed in the General Plan" or otherwise amend the General Plan. Our applications address modifications to an existing Specific Plan subject to a valid Development Agreement and a Community Facilities District with bond debt. Our applications affect less than 20 acres combined and do not require a policy decision regarding whether or not to urbanize a new area of the County. The proposed residential units are within the limits of the Specific Plan and are part of the baseline assumptions in the General Plan. The approved Specific Plan contains policies that permit such administrative and legislative modifications over the life of the development to address changes in market conditions and other factors. The issues are quite different from those related to consideration of new urbanization.

Furthermore, there is little to be gained at this point by an "initiation" hearing. These applications were initiated more than a year ago and are nearly ready for consideration by the Planning Commission. At

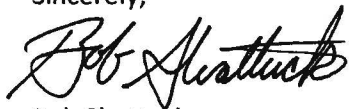
1420 Rocky Ridge Drive, Suite 320 • Roseville, CA 95661

this point, most of the staff work is complete for the Planning Commission and Board to consider our requests based on the merits. While there may be legitimate policy issues to consider, they are the type of issues that are appropriately addressed through the normal hearing process. An "initiation" hearing at this point in the process would not serve any purpose.

If the County decides to implement the proposed policy, we recommend that it be limited to projects that "increase the density of residential development beyond what is currently allowed in the General Plan" as described in the notice.

Thank you for your consideration of our request. Please feel free to contact me if I can be of assistance.

Sincerely,

A handwritten signature in black ink that reads "Bob Shattuck". The signature is written in a cursive, flowing style.

Bob Shattuck

Director of Community Planning

Lennar

bob.shattuck@lennar.com

(916) 746-8511