

County of El Dorado

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November 5, 2008

Katie Farrell
658 Placerville Drive
Placerville, California 95667

RE: Venture Road - APN 331-020-46

Katie:

First, it is obvious you have at all times, since you purchased the subject property, known about the Certificate of Compliance and the requirements thereof.

My files show numerous contacts with Michael and Tom Farrell mid 2003. It is obvious that county staff and I have spent way to much time on this matter. The conclusion was always is the same, that is BUILD THE ROAD, the water system and the sewer system.

By letter dated November 10, 2003, I stated, "You have asked me to have the Board of Supervisor's actions of June 3, 1997 confirmed. When you provide me with the signatures of the affected parties on a contract agreeing to make the improvements, I will ask my board to confirm the action of that date". That offer still stands, not that it is necessary.

Katie, this is a simple matter. However, I realize it may be expensive for any one party. I fought to get the CoCs in 1988 and the revisions in 1997 but the body of property owners that need to agree to build the roads, water, and sewer are the problem, NOT this County. We have tried to help and always are asked for just one more forgiveness. Inch by inch people are getting permits they should not have until the required improvements are in place. This must stop and the improvements must be made! Please respect the minimal requirements that we have placed and do what is required and that was known to you when you bought the property.

Respectfully,

A handwritten signature in cursive script that reads "James R. Sweeney".

James R. "Jack" Sweeney
Supervisor, District III
El Dorado County Board of Supervisors

Attachment: Rivas e-mail of 11-02-08

Cc: Development Services: Roger Trout, Pierre Rivas
Dept. of Transportation: Richard Shepard, Jim Ware, Chuck Pazzi

11/2/08

Hi Karen,

RE: COC88-0127 / 331-020-46

(Please note that referenced Permit #173172/Pitts is issued to 3768 Sunshine Lane and is not applicable to the Farrells)

HISTORY:

The Farrells (Farrell Ventures LLC) are owners of APN 331-020-46 consisting of 4.36 acres. This parcel has a conditional certificate of compliance recorded against it (COC88-127), approved by the Board of Supervisors on October 18, 1988. Therefore, the property cannot be developed until such time as the conditions of approval have been satisfied. A total of eight conditions are required including the condition to construct road frontage improvements specified as 32-foot wide road with rolled curb on each side, no sidewalks, subject to an IOD (approximately 1,484.56 linear feet of road frontage improvement).

In May 30, 1990, Farrell Ventures applied for a special use permit (S90-0029) for a propane storage facility (30,000 gallon above ground tank). The permit application was withdrawn.

In February 7, 2003, a code violation case (C-145442) is opened on the subject property for an industrial storage lot prior to satisfaction of the COC. Case was closed on May 2008.

In January 18, 2006, building permit applied for by Farrell Design Build Company to construct an office building.

Letter dated March 5, 2007 to Michael Farrell from Development Services memorializing agreement between applicant and County that full improvements to Venture Road from Mother Lode to Davidson Road (approximately 1,785.45 linear feet) specified as 40-foot wide road with rolled curb and gutter each side in lieu of frontage road improvements required by COC. These improvements to be completed prior to obtaining a final certificate of occupancy of the Farrell Building.

On March 15, 2007, Building Permit #171396 issued.

On May 27, 2008, Farrell Ventures applies for a revision to amend conditions of COC (COC88-0127-R) to primarily: (1) defer requirement for public water and sewer improvements (Note: EID requested that public sewer not be required), (2) prepare road improvement agreement and provide financial assurance for construction of Venture Road.

CURRENT STATUS:

Farrell Ventures would like to modify the required road improvements as modified by agreement memorialized in March 5, 2007 Development Services letter referenced above and obtain final occupancy for the constructed office building.

Planning Services preparing to bring COC revision to the Board for consideration pending letter from EID in regards to public sewer service and pending understanding between Farrell Ventures and Planning Services/DOT staff on what road improvements are to be required/considered for amending. (Planning Services also proposed to bring forward to the Board a resolution of intent to amend the zone district for all the subject properties in the Venture Road/Father Lode area to change the zoning from Industrial (I) to Industrial-Planning Development (I-PD).

It is currently staff's position that the office building is not to be occupied until the conditions are satisfied or financial assurances are provided for the required improvements.

Pierre Rivas - Planning Services