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**Fwd: North State BIA Request- Thursday's Board Item #3- Continuance to a Later Date**

1 message

**Jim Mitrison - El Dorado County** <jim.mitrison@edcgov.us>  
 To: EDC COB <edc.cob@edcgov.us>

Tue, Jun 25, 2013 at 9:41 PM

Please attach to the item referenced. Thanks!

Jim Mitrison  
 Clerk of the Board of Supervisors  
 County of El Dorado  
 Ph. 530.621.5390 Main  
 Ph. 530.621.5592 Direct  
 Email jim.mitrison@edcgov.us

—— Forwarded message ——

From: **Scott Whyte** <scott@northstatebia.org>  
 Date: Tue, Jun 25, 2013 at 5:30 PM  
 Subject: North State BIA Request- Thursday's Board Item #3- Continuance to a Later Date  
 To: The BOSFOUR <bosfour@edcgov.us>  
 Cc: Kimberly Kerr <kimberly.kerr@edcgov.us>, jim.mitrison@edcgov.us, terri.daly@edcgov.us

Honorable Chairman Briggs,

The North State Building Industry Association (BIA) respectfully requests that the Board of Supervisors continue to a later date, Item #3, "Process for Early Evaluation of General Plan Amendment Applications". We believe that this item is a fundamental shift from what is currently done in the County today and merits much more opportunity for review and comment than time allows. Attached is our formal letter stating our concerns.

Please let me know if you have any questions and feel free to reach me on my cell phone at 530-401-4386.

Thanks for your time and consideration.

Sincerely,

Scott Whyte  
 Legislative Advocate  
 North State BIA  
 P: (916) 751-2750  
 F: (916) 677-5734

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Thank you.

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**BIA Request - EDC Postpone Item3. 6-25-13.pdf**  
 200K



June 25, 2013

Honorable Chairman Briggs  
County of El Dorado  
330 Fair Lane  
Placerville, CA. 95667

RE: Item 3: Early Evaluation of General Plan Amendment Applications

Honorable Chairman Briggs,

We are writing on behalf of the North State Building Industry Association (BIA) and our 450 member companies involved in single-family, multi-family building, and land development in the region. The BIA respectfully requests that the Board of Supervisors continue until a later date Item #3, "Process for Early Evaluation of General Plan Amendment Applications".

While this item has been developed with the thought of providing early evaluation of the merits of proposed General Plan amendment application, the BIA believes that this item is an absolute fundamental shift from what is currently done today, in which necessary detailed information is needed in order for the Board to thoughtfully consider all aspects of any project being proposed in the County.

The staff report for this item was just released on the afternoon of June 24<sup>th</sup>. We believe that such a significant discussion merits the public and County stakeholders more opportunity to review and comment than the current time allows. With this in mind, the BIA respectfully requests that the County Board of Supervisors continue Item #3 to a future date.

Thank you for your time and consideration.

Sincerely,

Scott Whyte  
Legislative Advocate  
North State Building Industry Association



Cindy Johnson &lt;cynthia.johnson@edcgov.us&gt;

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**Fwd: Board Agenda 6-27-13 Agenda item 3**

1 message

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**The BOSTWO** <bostwo@edcgov.us>

Wed, Jun 26, 2013 at 5:40 PM

To: EDC COB &lt;edc.cob@edcgov.us&gt;, Cindy Johnson &lt;cynthia.johnson@edcgov.us&gt;

Item 3

Thank you.

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

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 Forwarded message
 

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From: **Craig Sandberg** <craig@sandberglaw.net>

Date: Wed, Jun 26, 2013 at 5:35 PM

Subject: Board Agenda 6-27-13 Agenda item 3

To: "bosfour@edcgov.us" &lt;bosfour@edcgov.us&gt;, "bosone@edcgov.us" &lt;bosone@edcgov.us&gt;, "bostwo@edcgov.us" &lt;bostwo@edcgov.us&gt;, The BOSTHREE &lt;bosthree@edcgov.us&gt;, "bosfive@edcgov.us" &lt;bosfive@edcgov.us&gt;, "edc.cob@edcgov.us" &lt;edc.cob@edcgov.us&gt;

Cc: "roger.trout@edcgov.us" &lt;roger.trout@edcgov.us&gt;

Please find another letter this time concerning Agenda item 3. Thanks.

Craig Sandberg

Law Office of Craig M. Sandberg

1024 Iron Point Road

Folsom, CA 95630

916-357-6698

craig@sandberglaw.net

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6/27/13

Edcgov.us Mail - Fwd: Board Agenda 6-27-13 Agenda item 3

 **Bd of Supes 6-27 Agenda Item 3.pdf**  
1376K

June 26, 2013

Ron Briggs, Chairman  
El Dorado County Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

Via Email

Re: Agenda Item 3  
June 27, 2013 Board of Supervisors Agenda

Dear Chairman Briggs and Members of the Board:

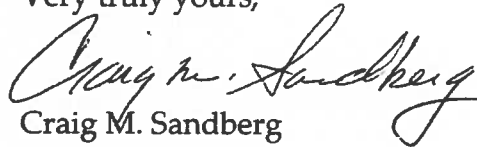
This letter is written on behalf of the proponents of the San Stino project currently pending with Planning Services. We just became aware of this agenda item and want to make you aware of our concerns with this proposal. We understand that the matter is set for a workshop and discussion and that some of the concepts contained in the proposed policy may have some laudatory value, however, we also believe that the adoption of such a process requires some careful thought and analysis.

An example of the concerns raised involves the San Stino project as well as any other property designated LDR in a Community Region area. The General Plan provides that development projects within a Community Region must be served by public water and sewer systems. In discussing the role of the Low-Density Residential (LDR) land use designation, the General Plan provides that within Community Regions the LDR designation would "remain in effect until a specific project is proposed that applies the appropriate level of analysis and planning and yields the necessary expansion of infrastructure." This, in effect, created a holding designation in an area that is identified for growth, pending a proposed project to review for compliance with Policy 2.2.1.2. The proposed policy creates a conflict with the clear language of the General Plan, since it calls for an evaluation of the proposed General Plan amendment without allowing for the proposed project to be considered. The result, if applied to General Plan amendments for property located in the Community Region with a land use designation of LDR, would be to change the requirements of the General Plan as provided in Policy 2.2.1.2. This would be a General Plan amendment, and would require compliance with CEQA before it can be implemented.

Ron Briggs, Chairman  
El Dorado County Board of Supervisors  
June 26, 2013  
Page 2

Based on the uncertainty created, we respectfully request that the matter be continued for further study and review on such matters, or alternatively, provide that the policy would not apply to lands which are designated LDR in a Community Region.

Very truly yours,

  
Craig M. Sandberg

CMS/ms

cc: Members of the Board of Supervisors (via E-mail)  
Roger Trout  
Clients



EDC COB &lt;edc.cob@edcgov.us&gt;

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## Letter regarding pre-approval process for General Plan

1 message

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**Tasha Boutselis Camacho** <tashieb2002@yahoo.com>

Mon, Jul 15, 2013 at 5:54 PM

Reply-To: Tasha Boutselis Camacho <tashieb2002@yahoo.com>

To: "shawna.purvines@edcgov.us" <shawna.purvines@edcgov.us>, BOS Clerk <edc.cob@edcgov.us>, BOS one <bosone@edcgov.us>, BOS three <bosthree@edcgov.us>, BOS four <bosfour@edcgov.us>, BOS five <bosfive@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>

*Please see my attached letter of concern regarding creating a pre-approval process for General Plan Amendments.*

Tasha Boutselis Camacho  
Homeowner  
Woodridge Development

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 **Letter Re General Plan Amendment0001.pdf**  
28K

July 15, 2013

Shawna Purvines  
Development Services  
2850 Fairlane Ct  
Placerville, CA 95667

RE: Public Comment: Draft General Plan Amendment Initiation Process

Dear Ms. Purvines:

There was a recent request for public comment on this issue. I believe and support a mandatory pre-review process by the Board of Supervisors for large residential projects, particularly those requiring a General Plan amendment. I have concerns over the general public in El Dorado County being notified about the size and extent of many future projects in our county. The road improvements are also something that needs to be considered, as a whole, for our county.

Sincerely,



Tasha Boutselis Camacho  
Homeowner  
Woodridge Development

cc: To the Five El Dorado County Board of Supervisors & Clerk of the Board





EDC COB &lt;edc.cob@edcgov.us&gt;

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## Public Comment for Draft Policy GPA Initiation Amendment

1 message

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Ellen Van Dyke <vandyke.5@sbcglobal.net>

Wed, Jul 10, 2013 at 8:47 AM

To: Shawna Purvines <shawna.purvines@edcgov.us>

Cc: Brian Veerkamp <bosthree@edcgov.us>, Jim Mitrison <edc.cob@edcgov.us>, Norma Santiago <bosfive@edcgov.us>, Ray Nutting <bostwo@edcgov.us>, Ron Briggs <bosfour@edcgov.us>, Ron Mikulaco <bosone@edcgov.us>, Bill Kenney <GSRLA2000@yahoo.com>, Blake Bethards <bcbethards@hotmail.com>, Cheryl Houston <csh1952@yahoo.com>, Don VanDyke <don.a.van.dyke@sbcglobal.net>, Mel Kowardy <melk@hawaiian.net>, Robert Hendrix <roberthendrix1@sbcglobal.net>, Russell Green <russgreen76@hotmail.com>, Tom O'Neill <loneill1952@sbcglobal.net>, GreenValleyAlliance <gvalliance@gmail.com>

Hello Shawna:

Please find my letter attached for the public record, regarding the draft policy for the GPA Initiation Amendment.

Regards,  
Ellen

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preReview GPA draft policy feedback\_7.10.13.pdf  
124K

July 10, 2013

Shawna Purvines  
Development Services  
2850 Fairlane Ct  
Placerville, CA 95667

**RE: Public Comment: Draft General Plan Amendment Initiation Process**

Dear Ms. Purvines:

I completely support a mandatory pre-review process by the Board for large residential projects, particularly those requiring a General Plan amendment.

- IF a project is clearly not in keeping with General Plan goals and policies, the Board of Supervisors will not incur any 'perceived obligation' or pressure to approve a project based on funds expended by the time it reaches the Board of Supervisors.
- Public notification will occur earlier in the process, allowing more input and feedback prior to the project nearing completion.
  - *I believe notification would be the same as it would be for a GPA, but perhaps this should be clarified in the policy draft.*
- Those who say "we already have a pre-approval process" are misguided, as the current pre-approval process is optional, and does not require public notification.
- In regard to retroactive application of this policy, I would say "*yes! please!*". If indeed a currently proposed project does not meet the General Plan goals and policies, then regardless of how much effort has been put in to date, a 'no' vote by the Board is still a certainty, and the proponent is being saved additional time and money spent.

The policy draft is written to 'sunset' in 2016, but it is not clear that a replacement policy will be written into the TGPA. This appears to be a good policy regardless of the current planning issues which have brought it about, and I would support including it in the General Plan update, or extending the 'sunset' time frame.

Sincerely,

Ellen Van Dyke  
Green Springs Ranch resident

cc: Board of Supervisors & Clerk of the Board  
Green Valley Alliance  
Green Springs Ranch HOA