

A Current Summary of the Crystal Basin Cellars Storage Building permit chasing effort:

Project No – Building 343146 & 343149 Planning DR22-0004 Parcel #043-020-019-000

The subject parcel is a commercial parcel next to Hwy 50 in Camino owned by Crystal Basin Cellars, a California Corporation. There are no listed restrictions to the commercial uses via the General Plan. The intended buildings are two metal storage buildings on flat ground with minimal dirt movement and landscape impact.

May 2021 – Permit filed with Building Services for 2 small storage buildings. Determination was made that the project's size was under the scope of CEQA and small enough to not require sprinklers. No mention made by Building Services staff that the Planning Department would be or would need to be involved.

August 2021 – A meeting called by the property owner brought together the design and build team and members of the Building and Planning Departments because the project appeared to be stalled. The requirement for a Planning permit was announced. The list of items required for a permit application was obtained later that month.

Passage of time.... Gathered input about native American activities on the site, Title 24 info, etc.

May 5th 2022 – submitted a complete Planning Permit application and was provided excellent service by Ms. Dinkler. Was told in writing that there would be a 30 day review period and the Owner would be contacted.

June 22nd 2022 – was informed by Planning of new, undocumented and previous unmentioned requirements that we need to perform a Cultural Study of Camino (cost \$2,700) and get a letter/waiver from the Fire Department regarding new Fire Safe rules in the forested area of the county. EDC Fire was unable to contact Ms. Hamilton in the Planning Department for 4 weeks.

June 23rd 2022 – was informed that there would need to be a 'TAC' review of the project 30 days after the previous 7 week delay. This was set for 5 weeks later on August 1st.

August 1st 2022 – TAC review was held by Mr. Pitt, who is the junior member of the Planning Department. No Planning Department management participated in the call. No issues were raised. Mr. Pitt was to create a "Negative CEQA Declaration" document. This document is still unfinished and is in some indeterminate stage of 'review' by Ms. Hamilton.

August 9th – Owner of the property contacted CAO Don Ashton regarding the project and was rewarded with a phone call from Ms. Garner, who promised to get familiar with the situation and report back on efforts that the County or the Owner could do to expedite the effort.

August 19th 2022 – After not hearing anything back from Ms. Garner despite multiple commitments, the Owner of the property spoke with Supervisor Turnbo regarding project delays. A conference was set up.

August 23rd 2022 - Ms. Garner once again called the Owner and promised to get up to speed on the project and the conference was cancelled because the Owner put faith in her professionalism and the commitment.

September 2022 – Ms. Garner was contacted and said that Mr. Pitt had the Negative CEQA document and Ms. Hamilton was supposed to review it. As a new employee, Mr. Pitt has not charged with completing this type of document before and it was intimated that Ms. Hamilton had never reviewed such a document. On 9/19, the Owner visited the planning department and was told by Ms. Hamilton that the document was not completed yet, but she would review it and then send it back to Mr. Pitt for revisions. During that meeting, Ms. Hamilton mentioned yet another 30 day comment period after the Negative CEQA document that had not been previously documented or discussed. She also mentioned that it would take 2 to 4 weeks to get on the Planning Commission calendar. Note that Planning Commission meeting have mostly been cancelled in recent months because no projects are getting through the Planning process.

Currently – it appears we are waiting for Mr. Pitt and Ms. Hamilton to do their jobs. They are not sharing any information about the progress. Ms. Garner has been uninvolved excepting to make unfulfilled promises and beg for more time.

The property and this building project is funded via an SBA loan through a regional bank on the East Coast. The owner has been unable to provide updates to the bank about the completion process or even an estimate of progress toward an expected completion of the project. Needless to say, there are few excuses in the list above that justify the abject lack of results thus far.

The impact of this has been quite problematic for Crystal Basin Cellars on any number of levels.

- 1) The delay has led to an estimated \$100K in excess costs – a significant sum for a small business already impacted by wildfires, COVID, PG&E outages, freezes, evacuations, denial of freeway access, soaring energy prices and a global recession.
- 2) The delay creates excess carbon emissions by requiring inventory to be moved around the county constantly.
- 3) The delay costs the County an increase in property tax basis.
- 4) The delay hurts the local building industry and contractors by restricting economic activity