



The *Business Alliance...Update* is a bi-monthly publication of the El Dorado Business Alliance (BA). The BA is made up of the following organizations: El Dorado Builders' Exchange, El Dorado County Association of Realtors (EDCAR), El Dorado County Chamber of Commerce, North State Building Industry Association (NSBIA) and Shingle Springs-Cameron Park Chamber of Commerce. Web Address for Subscription Info: KathyeRussell@gmail.com

“Developing Mutual Support on Community-Wide Issues”

TID-BITS

Supervisor Ray Nutting Seat Vacated: Popular El Dorado County (EDC) District 2 Supervisor, Ray Nutting, has been removed from office as of Friday, June 6, 2014. The decision to remove Nutting was made by the judge, based on the prosecutor's request that the judge decide that Nutting's misdemeanors violated his official duties. A jury previously acquitted Nutting of 3 of 4 felony charges in relation to fulfilling the conditions of, and reporting on, a Prop 40/Cal Fire grant, and could not reach a decision on a 4th, resulting in a hung jury on that count. The jury found Nutting guilty of misdemeanor charges that he accepted loans for bail from county employees and a contractor who does business with EDC. The irony is that Nutting would not have needed to seek bail money had he not been charged with violation of law for which he was ultimately found innocent by a jury. Nutting has vowed to file an appeal. In the meantime, a special election has been scheduled to fill the vacant District 2 seat on September 9, 2014.

Districts 4 and 5 Supervisorial seat go to run-off: The June election resulted a November run-off in two supervisorial districts. In District 4, 8 candidates sought to replace termed-out Supervisor Ron Briggs, with Michael Ranalli of Lotus currently ahead by 56 votes over Howard Penn of Coloma. In District 5, Sue Novasel has the most votes with 28%, There are 3 people in the running for the second spot with a 12-vote spread between Curtzwilier, Swanson and Brown. The projections are for a higher voter turnout than that seen in the recent local election.

Planning Commission to receive a presentation on the General Plan (GP) and Draft Environmental Impact Report and Zoning Ordinance Update (ZOU): On July 10, 2014 beginning at 8:30 am, the EDC Planning Commission will hold a public hearing in the Building C Hearing Room at 2850 Fairlane Court, Placerville. The Environmental Impact Report (EIR) analysis has been released and is undergoing a 120-day public review. This will be the first opportunity to hear public input on the GP and ZOU analysis by professionals outside of EDC. The public is encouraged to attend as implementation of the current General Plan and newly drafted Zoning Ordinance (*which brings the ZO into consistency with the GP as required by law*) is under attack by anti-growth activists via voter initiatives. All of those qualifying land use initiatives, (two as of June 10,) will be on the November 2014 ballot; signatures for 3 other petitioned initiatives are still being gathered.

For more information go to: http://www.edcgov.us/Government/LongRangePlanning/LandUse/TGPA-ZOU_Main.aspx Additionally, the Traffic Impact Mitigation (TIM) Fee Program is anticipated to be launched by June 30, 2014. Other project web pages are also being developed: We will provide updates as soon as they are complete and available.

Long Range Planning Department fills last two available vacancies: The Long Range Planning Department (LRP) of EDC has now filled the remaining two positions that were funded in the county budget, as follows:

Amy Phillips joined LRP as an Assistant in Civil Engineering to Brendan Ferry. Amy was born, raised and currently resides in El Dorado County, and comes from Ahtna Government Services Corporation, a consulting firm in West Sacramento. While at Ahtna, Amy managed a contract with PG&E to oversee construction projects resulting in National Pollutant Discharge Elimination System (NPDES) compliance. Previously she worked for locally-based Youngdahl Consulting Group, Inc. performing site assessments and environmental monitoring. Amy will split her time with the County between providing assistance to residents, County staff and others in the field and coordinating NPDES-related work between County departments and divisions. Amy's NPDES experience and expertise is timely for EDC, as staff is now participating in Region-wide Permit discussions with the Region 5 Water Quality Control Board staff. EDC Staff will keep the BOS updated on these discussions and progress made. Staff is also completing Year 1 "deliverables" for the West Slope Phase II permit.

Katie Jackson has also joined LRP as a Transportation Planner and will be working with Natalie Porter and Claudia Wade on the Travel Demand Model (TDM), traffic studies and other transportation planning efforts. Katie too was born, raised and currently resides in EDC. She attended Cal Poly San Luis Obispo where she earned a degree in civil engineering. Upon graduation, she worked for Fehr & Peers in Roseville for five years. Katie recently passed the Professional Engineers exam and is now a Registered Civil Engineer.

Long Range Planning Update: EDC's relatively new Long Range Planning (LRP) department staff has posted two new websites to address the Green Valley Road Corridor Analysis project and the Capital Improvement Program (CIP). These pages can be found on the Long Range Planning home page under Work In Progress/ Transportation: www.edcgov.us/LongRangePlanning/

[General Plan Implementation Continues....](#)

The El Dorado Business Alliance generally supports implementation of the current General Plan overall. This support comes following well over ten years of contentious debate and millions of dollars of tax payers' money spent to develop the current General Plan. We encourage readers to remember these facts when reading about updates to land use issues locally.

The creators and supporters of various land use initiatives likely to be on the November ballot, tend to operate in a vacuum of only considering what they want in this community, ignoring even those regulations required by others, including the State and Federal governments. The big picture for El Dorado County recognizes that we are part of a local (Sacramento) region and State, and that comes with many regulatory requirements proving that we don't exist in a vacuum. EDC has timelines, processes and rules to follow. Each of these programs, rules and regulations can cost EDC residents millions of dollars to comply with. In total consideration of all such regulations, one can see the huge investment EDC has made in attempting to comply with all, as based on our County having a valid, State-approved, future land use document – the General Plan. It is clear when reviewing even a few of these programs, (ref: following article) that to simply erase established population boundary lines set forth in the adopted General Plan, and associated land use planning programs now in effect, we stand to spend millions more once again if significant changes are made at this late date. Our readers must include these realities in all future decisions made when voting on land use issues or suffer the financial consequences.

General Plan (GP) Implementation 2013 Annual Progress Report. The GP Implementation Annual Progress Report (APR) for calendar year 2013 has been completed and will be presented to the BOS on June 24, 2014. The Annual Report is required to be prepared and submitted to the BOS, the State Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). Necessary information to be included is: 1) status of the General Plan and progress in its implementation; 2) EDC's progress in meeting its share of the regional housing needs and local efforts to remove governmental constraints to the maintenance, improvement and development of housing; and 3) the degree to which EDC's approved GP complies with the State General Plan Guidelines and the date of the last revision to the GP.

The Annual Report is required to be completed by October 1st of each year. However, in February 2014, the BOS directed staff to conduct an analysis of Community Region (CR) Boundary lines also, since the petition for the first voter initiative to change the GP CR's had been filed and may affect the CRs as set forth in the GP. Since the Annual Report's land inventory is a key step in the CR boundary line analysis, staff prioritized the Report and completed it nearly four months early. Kudos to staff and the BOS for recognizing and moving forward with this critical step.

The professional consulting firm Dudek, is now under contract with El Dorado County (EDC) to provide a comprehensive review of the history and status of EDC's biological policies, as part of the General Plan (GP) policy review process. Based on this review, Dudek is drafting two memos: A Background Memo and a Policy Options Memo. The Background Memo will review the historical background and current status of key General Plan biological policies and related Implementation Measures. It will document previous planning efforts, constraints, and issues that led to the current effort to review the policies.

Biological Policy Review: Ever wonder what became of the too-numerous-to-count large number of various plants, trees, frogs, deer and owls, etc. (*and all things generally not-human*) "committees" convened throughout the years? Here's an answer:

A new Policy Options Memo will be released and reviewed at a special BOS meeting scheduled for July 28, 2014. Long Range Planning staff, under direction of the BOS, has hired a professional consulting firm Dudek, to address all issues. Dudek will present an outline on broad policy approaches available to EDC to move forward on local biological issues. County staff is working with Dudek to finalize the memos, which will be unveiled in the workshop and will include discussion about the history and status of EDC's biological policies, as well as options on how to address them and move forward. Discussions will include an analysis of pros and cons for each option, public involvement opportunities, estimated timelines for completing the process, and examples presented on how the policies can be implemented. Based on the BOS' direction, staff will return at a future date with a draft Resolution of Intent (ROI) outlining specific direction.