



COUNTY OF PLACER
Community Development Resource Agency

John Marin, Agency Director

PLANNING

Michael J. Johnson, AICP
Director of Planning

December 19, 2007

Kathryn Gray
2060 Webster Street
Palo Alto CA 94301

SUBJECT: Royal Gorge Specific Plan Documents

Dear Ms. Gray:

This letter is responding to your e-mail request to examine certain documents relating to the proposed Royal Gorge Specific Plan (the "Project"). On June 5, 2007, in accordance with Section 17.58.015 of the Placer County Code, the applicant submitted a Pre-Development application for the proposed Project consisting of a number of documents. All of the documents submitted in conjunction with this Pre-Development process are available for your inspection.

In a memorandum prepared by me that was forwarded to the applicant on August 5, 2007, the County described the types of documents that would be required by the County for the applicant's proposed Specific Plan application to be considered sufficiently complete for the County to begin processing the Project. This document is available for your inspection.

On November 21, 2007, the Project applicant submitted a number of documents to the County for its review as to whether these documents met the requirements set forth in my memorandum of August 5, 2007, with the request that these documents not be distributed to the public. These "pre-submittal" draft documents were provided to allow County staff to give the applicant direction as to whether these were the type and quality of documents that the County would accept as part of a full application package. "Pre-submittal" drafts would be superseded by the formal Project application submittals and would not be relied upon or utilized by the County during its review and evaluation of the Project. The Project applicant submitted the documents to the County based upon an understanding with the County that, while some documents might eventually be incorporated into a formal Project application, this pre-submittal information would not be part of the Project record until and unless included as part of that formal application.

Kathryn Gray
December 19, 2007
Page Two

The County believes that these documents constitute preliminary drafts not to be retained by the public agency in the ordinary course of business and could be considered exempt in accordance with Section 6254(a) of the Public Records Act. Recognizing the interest expressed in this project by members of the public such as yourself, but being cognizant of the fact that these documents were not submitted by the Project applicant with the intent to be relied upon by the County or distributed to the public as if they were the formal Project application, the applicant was contacted and informed of your request. The County stated that unless the applicant chose to withdraw these documents, the County would make them available to the public for inspection.

On December 13, 2007, the Project applicant submitted a letter to the Planning Department requesting the return of all the pre-submittal documents. In light of the circumstances, the County is honoring this request and will be returning all copies of these documents to the applicant.

Accordingly, the County files include no documents responsive to your request. Please be advised that if these documents are re-submitted in conjunction with a formal application for Project entitlements, the documents (along with any other documents submitted at that time) will be considered public records and available for your inspection and copying.

If you have any questions, please do not hesitate to contact me.

Sincerely yours,



MICHAEL J. JOHNSON, AICP
Director of Planning

cc: Crystal Jacobsen, Supervising Planner
Project File