

From: [Pete Kampa](#)
To: [Quincy Yaley](#)
Cc: [Natalie Rizzi](#); [Rachel Pearlman](#)
Subject: Feasibility letter to Hwy 120 Lodging project
Date: Monday, May 10, 2021 3:38:34 PM
Attachments: [image001.jpg](#)
[image002.png](#)

Quincy,

We are considering a slight modification to the feasibility letter we sent Jaren Nuzman of the Hwy 120 Lodging Project. Your answers to the following questions will be helpful in our response to them.

What type of entitlements/approvals/permits are they seeking for the property/project and in what order/timing? I ask because we are nearly complete with adoption of our GCSD fire and park development impact fees (DIF) and Community Facilities District formation (June public hearing) then we will present the DIF program to your board for approval and implementation. We have communicated with the developer in the feasibility letter dated April 27, 2021 that the DIF will apply on county approval and they have requested the timing be upon county permit issuance. The project must also annex into the District's CFD (currently in formation) as a condition of project approval by the county. This could also occur on permit issuance and is simply an administrative process on our end to complete the annexation. I would like your feedback on the best timing to be included in the county approval condition.

To better understand the timing and relationship of the above, can I assume that the project is approved (receives its entitlement to permit and build the project) following consideration by the Planning Commission and passage of any appeal timeframes? Natalie has requested any specific language that we would like to see for consideration regarding the CFD and DIF in the County conditions, and our legal counsel is working on this. If the above is correct, then the project proponent provides the final design to the county and required agencies for the county to issue the building permit, correct? We felt it much more streamline for the developer to annex to the CFD and pay the DIF versus conducting a detailed separate park and fire service impact analysis as part of CEQA.

I appreciate your response and feel free to call or request a meeting if better for you. Thank you,

Peter J. Kampa

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