

8/6/2018

Edcgov.us Mail - Comments - Tentative Subdivision Map Time Extension TM07-1441-E-2/Shinn Ranch

PC 8-9-18  
# 2  
2 pages



Planning Department <planning@edcgov.us>

## Comments - Tentative Subdivision Map Time Extension TM07-1441-E-2/Shinn Ranch

1 message

Steve Watkins <swatkins@innercite.com>

Mon, Aug 6, 2018 at 10:58 AM

To: planning@edcgov.us

Cc: Cathy Reay <cathyreay1@att.net>, Bill and Bonnie Cruickshank <sargebulldogangel@yahoo.com>, Bill Clawson <bdclaw1@gmail.com>, Tom and Cricket Murdoch <maddog444@att.net>, Anita Preacher <anitapreacher@hotmail.com>

To Whom it May Concern,

We are writing in opposition of approval of extending the expiration of the tentative map TM07-1441-E-2 Shinn Ranch (planning meeting Aug 9). They have had enough time. This development adds too many homes in a rural area. It will create a dangerous situation for those of us (approximately 45 landowners) who live south of this development on Kingvale Road. This is especially concerning after the Bumper fire south of our area just last week. We sat nervously in our house for several hours and watched flames and smoke cover the hills, with three aircraft and two helicopters finally able to beat them down. The wind pushed the fire east that day, but normally the wind comes from the south, which would send a fire up the canyon towards all of us. Kingvale Road is our single route in and out, a road that we and our neighbors maintain ourselves. It's scary to imagine many of us south of the tentative development trying to exit and being blocked from escaping.

We are aware that our opposition to this development is years late after its approval. Unfortunately, we were not notified and did not have the opportunity to make comments then (notifications were only within 500 feet I believe). We believe the following are true and should still be considered:

- This development does not comply with Measures E and Y, and did not comply with Measure Y when it was approved.
- The original plan was for fewer than 30 homes (a more reasonable number). Parcels were zoned previously for 2 – 10 acres. They were changed to allow 1 – 2 acre parcels.

Have wildfire safety requirements in this area been complied with for this tentative development? Is there truly enough water to support this many residents?

Our overriding concern is fire safety and whether we would be able to escape when a fire comes up our canyon. We hope you share this concern...

Thank you,

Steve and JoAnne Watkins

4770 Concept Mountain Rd

El Dorado, CA

(530) 642-1325

8/6/2018

Edcgov.us Mail - Comments - Tentative Subdivision Map Time Extension TM07-1441-E-2/Shinn Ranch

Parcel no. 090-260-15-1-0



## RE: Comments - Tentative Subdivision Map Time Extension TM07-1441-E-2/Shinn Ranch

1 message

**Cathy Reay** <cathyreay1@att.net>  
 To: Planning Department <planning@edcgov.us>

Mon, Aug 6, 2018 at 11:51 AM

My thought are exactly the same – please enter that into public record as well – pay attention to real requirements and not just the needs of the good ol boys club that has existed way to long in this county

**From:** serena.carter@edcgov.us [mailto:serena.carter@edcgov.us] **On Behalf Of** Planning Department  
**Sent:** Monday, August 06, 2018 11:44 AM  
**To:** Steve Watkins  
**Cc:** Cathy Reay; Bill and Bonnie Cruickshank; Bill Clawson; Tom and Cricket Murdoch; Anita Preacher; Charlene Tim; Evan Mattes  
**Subject:** Re: Comments - Tentative Subdivision Map Time Extension TM07-1441-E-2/Shinn Ranch

Your public comment sent on August 6, 2018 at 10:58 PM, has been received for the Shinn Ranch Project (TM07-1441-E-2) project that is agendized for the Planning Commission's August 9, 2018 meeting. Please let me know if you have any questions. Thank you.

On Mon, Aug 6, 2018 at 10:58 AM, Steve Watkins <swatkins@innercite.com> wrote:

To Whom it May Concern,

We are writing in opposition of approval of extending the expiration of the tentative map TM07-1441-E-2 Shinn Ranch (planning meeting Aug 9). They have had enough time. This development adds too many homes in a rural area. It will create a dangerous situation for those of us (approximately 45 landowners) who live south of this development on Kingvale Road. This is especially concerning after the Bumper fire south of our area just last week. We sat nervously in our house for several hours and watched flames and smoke cover the hills, with three aircraft and two helicopters finally able to beat them down. The wind pushed the fire east that day, but normally the wind comes from the south, which would send a fire up the canyon towards all of us. Kingvale Road is our single route in and out, a road that we and our neighbors maintain ourselves. It's scary to imagine many of us south of the tentative development trying to exit and being blocked from escaping.

We are aware that our opposition to this development is years late after its approval. Unfortunately, we were not notified and did not have the opportunity to make comments then (notifications were only within 500 feet I believe). We believe the following are true and should still be considered:

- This development does not comply with Measures E and Y, and did not comply with Measure Y when it was approved.
- The original plan was for fewer than 30 homes (a more reasonable number). Parcels were zoned previously for 2 – 10 acres. They were changed to allow 1 – 2 acre parcels.

Have wildfire safety requirements in this area been complied with for this tentative development? Is there truly enough water to support this many residents?

8/6/2018

Edcgov.us Mail - RE: Comments - Tentative Subdivision Map Time Extension TM07-1441-E-2/Shinn Ranch

Our overriding concern is fire safety and whether we would be able to escape when a fire comes up our canyon. We hope you share this concern...

Thank you,

Steve and JoAnne Watkins

4770 Concept Mountain Rd

El Dorado, CA

(530) 642-1325

Parcel no. 090-260-15-1-0

WARNING: This email and any attachments may contain private, confidential, and privileged material for the sole use of the intended recipient. Any unauthorized review, copying, or distribution of this email (or any attachments) by other than the intended recipient is strictly prohibited. If you are not the intended recipient, please contact the sender immediately and permanently delete the original and any copies of this email and any attachments.