



October 9, 2008

Board of Supervisors
County of El Dorado
330 Fair Lane
Placerville, CA 95667

Subject: DS 10-14-08 Appeal of TMA08-0007-A
Overturning a Stop Work Order on Permit 187911

2009 OCT 14 AM 8:47

BOARD OF SUPERVISORS
EL DORADO COUNTY

Ladies & Gentlemen of the Board,

My name is Gary Neal and my wife and I are neighbors that border about half of the property in question (on the south side), where a permit was issued for a "Temporary Mobile Home", with a subsequent stop-work order being issued, then overturned by the Planning Commission and now being **appealed by Gordon & Sandra Prow**, neighbors to the immediate North of the site.

This situation has become difficult for both the applicant and the neighbors, simply because the County didn't enforce the regulations at the time of application. However, the applicant also didn't follow the regulations and knowingly tried to get around the regulations by requesting a "hardship" when she knew very well that one didn't exist. Her excuse is that a person in the Planning Department suggested she could do this, then further didn't "tell her" that she needed to read what she had signed and notarized, which includes a 'Removal Agreement' should any of the conditions be violated (which they were from the very beginning). These are flimsy excuses at best and should be discounted for what they really are, an attempt at trying to justify reasoning for a future split of the parcel into three separate parcels. Having done business with both the Planning and Building Departments in the past, I don't believe anyone there would suggest this as a means of getting around the bureaucracy.

Right now, splitting the property is not possible due to Agriculture Zoning on both the east and south sides of the parcel which would require a minimum ten acre parcel. Mrs. Story is not shy about her wishes to split the property and apparently has already created a parcel map for the intended split. If Mrs. Story is successful at putting a mobile home on this parcel, you can bet she will use this to her advantage at a future date to argue for a permanent split. There are currently three visible actions on her part that verify this:

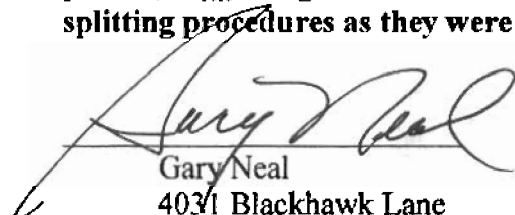
- 1) Her installation of a septic system for this trailer that is big enough for a three bedroom home;
- 2) Her advertising the existing home for rent as being on a "four acre" parcel, when in reality it is on 6.8 acres, showing that she is already deeming the property as separate;
- 3) She and her family spending approximately \$16,000 in improvements to place a 21 year old trailer which is valued at only \$5,000 dollars, which wouldn't make sense for most people

It's my opinion that Mrs. Story is using this "Hardship Temporary Mobile Home Permit" to circumvent County regulations regarding the splitting of property. She will then later use the County's "approval" of this permit to argue that there are already two separate homes and families living on the property and therefore there is no harm in the county going ahead with a "variance" to allow her to split the property. I certainly hope this isn't the way the County of El Dorado does business, especially when they can see it coming.

I, too, am a compassionate person and wished this action had never gotten this far. It's sad that the Story family (all of them) have spent money on this trailer, however, this is what happens when one tries to circumvent the system that is put in place to protect us all, regardless of our personal wishes.

In closing, I noticed that Mr. Appel has recommended that the Prow's appeal be denied. However, I failed to see any documentation or communication justifying his reversal. In contrast, the documentation appears to favor upholding the appeal and denying the "temporary" permit, which would thereby issue a removal order. How does one do that without justification? Hopefully you will ask him!

I'm sorry that I couldn't be at the previous hearing as I was out of town, and on the 14th I already have commitments that will not allow me to be at the BS Meeting (no pun intended). **I would hope that the Board simply does the right thing, rather than the convenient thing; and in my opinion that is to uphold the appeal and deny the permit, suggesting that Mrs. Story follow the rules and go through the parcel splitting procedures as they were meant to be. The "hardship" is a sham.**


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