

#49



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DATE 7/15/16

EDC COB <edc.cob@edcgov.us>

Subject: Shinn Ranch, File #07-1802, Agenda Item #49 The

1 message

Dave at SkylineVaquero <daveskylinevaquero@gmail.com>

Fri, Jul 15, 2016 at 10:20 AM

To: edc.cob@edcgov.us

The Shinn Ranch map extension is being appealed to the Board of Supervisors based on the grounds that the project approval violates California Environmental Quality Act (CEQA), the applicable general plans and zoning laws, and that the comments submitted to the Planning Commission contained accurate statements of significant legal violations that were not addressed by the Planning Commission at the hearing.

In addition to the legal violations not addressed previously, the following are additional facts which must be addressed regarding this time extension, approval of which indicates that these concerns should have been considered when the tentative development was approved in 2007.

1. Measure E approval (June 2016)

The approval of Measure E reinforces Measure Y, which should therefore have been applied and still applies to this project.

2. Fire safety for nearby properties-health and safety hazard

There is no water supply, fire hydrants, nor any egress on the narrow roads leading to the existing 38 homes/56 parcels on Kingvale Road, Concept Mountain Rd, Kingvale Court, and Wildcrest Road south of the planned development. This tentative development and the planned new homes increases the chances of a fire occurring. With the current plans using Kingvale road, this causes a huge bottleneck for all residents relying on Kingvale road as their only exit. The project should have mitigated the reality of fire for all the residents beyond the project on Kingvale road which have no way of protecting themselves from this hazard. The planners chose to use their only exit.

3. Indian burial sites

The local Native Miwok tribal Communities submitted the following comments to county planning: "We have serious concerns of possible burial sites that may exist and are purposely obscured. The tentative map does provide for " ... in the event of human remains are encountered ... " which would be considered inadvertent discovery. This is very different from original knowledge of same prior to any discovery during construction. This is not acceptable and disrespectful to cultural ancestors and the disturbance of any remains. There are not typically any markers with Indian burial sites, but, the area would be considered sacred and should be preserved as sanctuary. More time is needed to research and respond to this issue. The secondary problem is that excavation of these burial grounds will reintroduce Valley Fever and other ratified diseases to the surrounding community. This is a health and safety issue for the community. Apparently there is no study or plan to contain this disease once it is airborne.

4. Notification of affected properties

In 2007 when this tentative map was approved, notification was made in the newspaper, but a limited number of adjacent property owners were notified. At that time, notification was required if property was within 500 feet of the planned development. Currently, the requirement is one mile. Some residents claim they did not receive these notifications. We're they sent certified? Tom Shinn owned 3 of the properties affected at that time, maybe more. A full background would need to be done in order to verify. Many residents do not subscribe to the Mountain Democrat. Word of mouth is not an appropriate vehicle for notification.

5. Existing deed restrictions- Shinn Ranch Road properties

A deed restriction was attached to deeds signed by Tom Shinn and Linda Lou Fine when the Shinn Ranch Road properties were sold. These existing properties are adjacent to the tentative map. Restrictions include:

- Dwelling must be a minimum of 2600 sq. ft (exclusive of garage)
- Second dwellings not to exceed 1200 sq ft.
- No manufactured or modular dwellings except during construction
- No track or course for bikes, quads, motorcycles
- Only domestic livestock allowed (no excessively noxious or noisy animals)

Changes to these restrictions requires written consent of all adjoining property owners bordering a Shinn Ranch Road property. The 5 and 10 acre parcel owners on Shinn Ranch Road have concerns over how the tentative development is in opposition to these restrictions, especially the home square footage restriction. There are also similar deed restrictions for all properties north of old timer lane to Mother Lode. This development does not fit within the existing CC & R's. Nor does it fit within the existing neighborhood.

6. Increased traffic Kingvale Road

Access is already difficult and dangerous at Shinn Ranch Road, Kingvale and on an already dangerous thoroughfare, Mother Lode Drive, especially when the sun glare is brightest turning west on Mother Lode off Kingvale in the late afternoon. Several have been injured or killed at Kingvale and Mother Lode Drive. Follow up with CHP for data as it appears this was also not taken into consideration. The proposed deceleration and turn lanes added as part of this project won't handle the added traffic. Mother Lode is a narrow two lane road. Apparently planning failed to study the impact to the existing residents already using Kingvale road. This development only makes this intersection more dangerous for the existing communities. This development should NEVER have access to Kingvale road due to the added risk, traffic and inconvenience to the existing residents who only have one way into their homes. It is also a private, maintained road by the residents of Gold Country, whom bare. the full cost of road maintenance.

7. County to pay for infrastructure?

Since the County has constructed an Animal Shelter at another location since the approval of this project, all references to the County reimbursing the developer, such as "The applicant and El Dorado County shall enter into a reimbursement agreement in the event that this development occurs prior to El Dorado County construction of the roads for the Animal Shelter," should be removed. **The County should not be responsible for providing the infrastructure for this project.**

8. Drainage

Much of the drainage mitigation is to be determined after approval of the project, which is a violation of CEQA. It should have been required of the applicant to show that adequate drainage is possible with the amount of homes being proposed to ensure that the neighboring properties will not be impacted by future drainage issues.

9. Quality of life.

Noise, light and air pollution, crime. Destroys rural atmosphere we all enjoy.

Dave Hammond
916 801 9465





Fwd: Subject: Shinn Ranch, File #07-1802, Agenda Item #49 The

1 message

The BOSTHREE <bosthree@edcgov.us>
To: EDC COB <edc.cob@edcgov.us>

Fri, Jul 15, 2016 at 11:28 AM

Kathy Witherow

Assistant to Supervisor Brian K. Veerkamp
District Three - El Dorado County
530.621.5652

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DATE 7/15/16
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----- Forwarded message -----

From: **David at Stray Dog Saddles** <straydogsaddles@gmail.com>
Date: Fri, Jul 15, 2016 at 10:20 AM
Subject: Subject: Shinn Ranch, File #07-1802, Agenda Item #49 The
To: bosthree@edcgov.us

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SADDLES

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#46

Thaleia Georgiades & Tom Shinn
5725 Mother Lode Drive, Placerville, CA 95667

July 15, 2016

RE: Tentative Map Time Extension TM07-1141-E Shinn Ranch

Dear Supervisors,

Some neighbors that have appealed the Planning Commission decision to extend the time period on a tentative map we have in progress through Silverado Homes, Inc. Approved June 9, 2016.

We are certain that you know that this request is merely for a time extension and not re-visiting of an approved tentative map, however, the appeal may raise some questions. Allow us to clarify for you that their concerns are irrelevant to the time extension.

1. **Measure E:** Any concerns regarding the former Measure Y, (and passage of Measure E), were considered at the time of the original map approval in 2007.
2. **Fire Safety:** The proposed project provides for new water lines and hydrants. It also provides for a secondary access for the project, as well as residents along Kingvale, Shinn Ranch Road Fine Court, etc. There is also a secondary access out through Gold Country Estates. The lack of secondary access for residents beyond Gold Country Drive is a pre existing condition regardless of the Shinn Ranch Development. It should be noted that Mrs. Reay was one of the developers of the single access parcels at the southerly end of Kingvale Road. Perhaps she should have resolved that issue at that time. Along with the project, Kingvale Road will be widened and improved from Mother Lode Drive to Gold Country Drive and new turning lanes installed at Mother Lode. These will provide improved ingress/egress/safety for all residents in the area.
3. **Indian Sites:** This project was thoroughly studied several times during the course of development. Archeological reports are available. There are no burial sites. Grinding rocks have been identified and mitigation measures have been approved to protect those sites.
4. **Notification:** At the time that this project was underway and approved, we resided on Kingvale. Mrs. Reay was a friend and neighbor who frequently visited our home and knew what was occurring. All property owners on Shinn Ranch Road, Fine Court, and Kingvale Road from Mother Lode Drive to Old Timer Lane purchased their properties from me or the Shinn family and were notified in writing of the pending development at the time of their purchase.
5. **Deed Restrictions:** Deed Restrictions on adjacent properties remain unchanged.
6. **Increased traffic:** Traffic studies were done and approved for this project in 2007. Mitigation measures were made such as turn lanes at Mother Lode Drive and widening of Kingvale Road.
7. **County Infrastructure?:** 10acres purchased by El Dorado County has nothing to do with this project. The Shinn's own a separate 20acre parcel over which a secondary access to Pleasant Valley Road is located. The right-of-way is deeded and approved for access to this project, as well as access to the County site should they ever choose to utilize their property. Agreements between El Dorado County and the Shinn's are irrelevant to the time extension for this map.
8. **CEQA:** All environmental concerns were properly addressed and mitigated along with noise, light, air quality, trees, open space, etc. Again, these are irrelevant to the time extension.

Respectfully Submitted,

Thaleia Georgiades & Tom Shinn