

PC 6/9/16
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3 pages



Charlene Tim <charlene.tim@edcgov.us>

Fwd: Comments - Public Hearing - Tentative Map Time Extension TM07-1441-E/Shinn Ranch

Planning Unknown <planning@edcgov.us>
To: Charlene Tim <charlene.tim@edcgov.us>

Thu, Jun 2, 2016 at 7:37 AM

----- Forwarded message -----

From: **Steve Watkins** <swatkins@innercite.com>
Date: Wed, Jun 1, 2016 at 6:32 PM
Subject: Comments - Public Hearing - Tentative Map Time Extension TM07-1441-E/Shinn Ranch
To: planning@edcgov.us
Cc: Cathy Reay <cathyreay1@att.net>, Bill Clawson <bdclaw1@gmail.com>, Bill and Bonnie Cruickshank <sargebulldogangel@yahoo.com>, JoAnne Watkins <jwatkins@innercite.com>

I am submitting comments in regard to TM07-1441 -E, the Shinn Ranch development submitted by Silverado Homes, Inc. I plan on attending the public hearing on June 9, 2016 and hope to speak in person.

My wife JoAnne and I have lived on Concept Mountain Rd in a house that we built on 10 acres in 1997, off of Kingvale Road, about a half mile south of the tentative development. We've owned the land and paid taxes on it since 1989. We know Tom Shinn and were aware of the previous plan to build a golf course and a smaller number of houses (on mostly 5 and 10 acre parcels). We and our neighbors were not aware as far as I know of the approval of the TM07-1441-E plan to rezone and build 143 homes on the Shinn properties. I believe that this tentative plan was approved in late 2007. My research does not show any previous public notices related to this project. Please tell me if we are wrong.

I've studied the land use and zoning changes for the eight parcels that are part of this development, shown below. In summary, mostly five and ten acre parcels are rezoned to be one and two acre parcels.

Parcel after	Land use before	after	Zoning before
319-260-89 R2A	HDR	MDR	RE-10
331-070-01 R1-PD	MDR	HDR	RE-5
331-620-23 (portion) R1-PD	RR	HDR	R1, RE-10, RA-20
331-620-04 (portion)	RR	HDR	
331-620-05 (portion) R1A-PD, R1-PD	RR	MDR/HDR	R2A, RE-5, RE-10

6/2/2016

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331-620-10	HDR	LDR	
331-620-13 (portion) R1A-PD, R1-PD	RR	MDR	R1, RE-5, RE-10, RE-20
331-620-18 (portion) RE-5	RR	MDR	R2A, RE-5, RE-10

I believe that these changes were approved in 2007 and called consistent with the General Plan.

We have one basic question: Why do we have a General Plan (Land Use Element) if it can be amended (ignored?) by the Planning Commission to change Land Use and Zoning for development purposes? This is discretionary planning by whose discretion – the Planning Commission staff?

The following is from the County's Land Development Manual (LDM): *F-1. Zoning Administrator Public Hearing - Some permit applications (e.g., Tentative Maps, Parcel Maps, Special Use Permits, and Variances) are forwarded with recommendations from County staff to the Zoning Administrator for a decision. The Administrator conducts a public hearing to receive input from members of the community prior to issuing a decision.*

Does this not apply to this development? Was there such a public hearing?

Here are our concerns related to this development:

Traffic on Mother Lode and Kingvale – this development and others that might happen south of Mother Lode (San Stino/Mill Creek?) will add hundreds of homes and hundreds of automobiles to the traffic on Mother Lode.

Loss of privacy and possible crime – adding 143 homes and hundreds of people to our rural area opens us to possible unwelcome visits from criminals.

Light pollution – being selfish here, but we hope that this is considered as part of a development. It's part of what makes living here special - to be able to see the Milky Way and stars.

Fire danger – we who live on Kingvale have one way in and out and no hydrants. That many new neighbors increases the chances of fire from that direction.

Thank you for your attention,

Steve and JoAnne Watkins

4770 Concept Mountain Rd

EI Dorado, CA

6/2/2016

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(530) 642-1325 (H)

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Charlene Tim <charlene.tim@edcgov.us>

Fwd: Comments - Public Hearing - Tentative Map Time Extension TM07-1441-E/Shinn Ranch

Planning Unknown <planning@edcgov.us>
To: Charlene Tim <charlene.tim@edcgov.us>

Thu, Jun 2, 2016 at 3:58 PM

----- Forwarded message -----

From: **Cathy Reay** <cathyreay1@att.net>

Date: Thu, Jun 2, 2016 at 3:24 PM

Subject: Comments - Public Hearing - Tentative Map Time Extension TM07-1441-E/Shinn Ranch

To: planning@edcgov.us

I am submitting comments in regard to TM07-1441 -E, the Shinn Ranch development submitted by Silverado Homes, Inc. I plan on attending the public hearing on June 9, 2016 and will speak in person.

I have lived on Concept Mountain Rd in a house that I built on 16.92 acres in 1984 , off of Kingvale Road, about a half mile south of the tentative development. To my knowledge a previous plan was to build 38 custom homes and a golf course. Beyond that when the plan grew to build 143 homes on Shinn property was done so behind closed doors by the ones that would benefit from this growth was not publicized – ie, Veerkamp, Shinn and Jack Sweeney. I and my neighbors were not aware of the approval of the TM07-1441-E plan to rezone and build 143 homes on the Shinn property. I believe that this tentative plan was approved in late 2007. My research does not show any previous public notices related to this project. Such an impact on this area and our homes of which we all pay taxes should have a right to be informed of such changes. Attached is a map of the area beyond this development.

Having been a resident in El Dorado County since 1978 and lived on 5 acres prior on Reservation Road – I have become way too familiar with the good ol boy network of passing approval in the middle of the night.

I've studied the land use and zoning changes for the eight parcels that are part of this development. In summary, mostly five and ten acre parcels are rezoned to be one and two acre parcels. I believe that these changes were approved in 2007 and called consistent with the General Plan.

We have one basic question: Why do we have a General Plan (Land Use Element) if it can be amended (ignored?) by the Planning Commission to change Land Use and Zoning for development

purposes? This is discretionary planning by whose discretion – the Planning Commission staff? I personally do not need anyone to make discretionary decision for me without being informed to these decisions. I and my neighbors have the ability to make educated informed decision – however the information needs to be disseminated in order to make those decisions. You have been elected to these positions for one purpose and one purpose only to keep communications open with your constituents as to the effects of proposed changes. You sure know how to communicate when it comes to seeking elections but not the effects of our homes. Your actions are nothing short of purely criminal.

The following is from the County's Land Development Manual (LDM): F-1. Zoning Administrator Public Hearing - Some permit applications (e.g., Tentative Maps, Parcel Maps, Special Use Permits, and Variances) are forwarded with recommendations from County staff to the Zoning Administrator for a decision. The Administrator conducts a public hearing to receive input from members of the community prior to issuing a decision. This appears not to apply to this development – why is that? Why was there no such public hearing?

In 1985 when I and other investors attempted to sub-divide eight of ten acre parcels into five acre parcels on Concept Mtn. Road there certainly was an announcement of a public hearing to shut it down due to fire issues- no egress/regress/no hydrants or EID, no ability to widen the road. At the time the Camino fire made a lot of noise about egress and regress of fire access. Nothing has changed about these dangers yet you are willing to approve a sub-division of 143 single residential homes in front of this without a single resident notified of the addition of these homes.

In addition to the concerns of fire here are some other issues that the community should have a say on weather this project get approved or not:

Traffic on Mother Lode and Kingvale – this development and others that might happen south of Mother Lode (San Stino/Mill Creek?) will add hundreds of homes and hundreds of automobiles to the traffic on Mother Lode.

Loss of privacy and possible crime – adding 143 homes and hundreds of people to our rural area opens us to possible unwelcome visits from criminals.

Pollution

Fire danger – we who live on Kingvale have one way in and out and no hydrants. That many new neighbors increase the chances of fire from that direction.

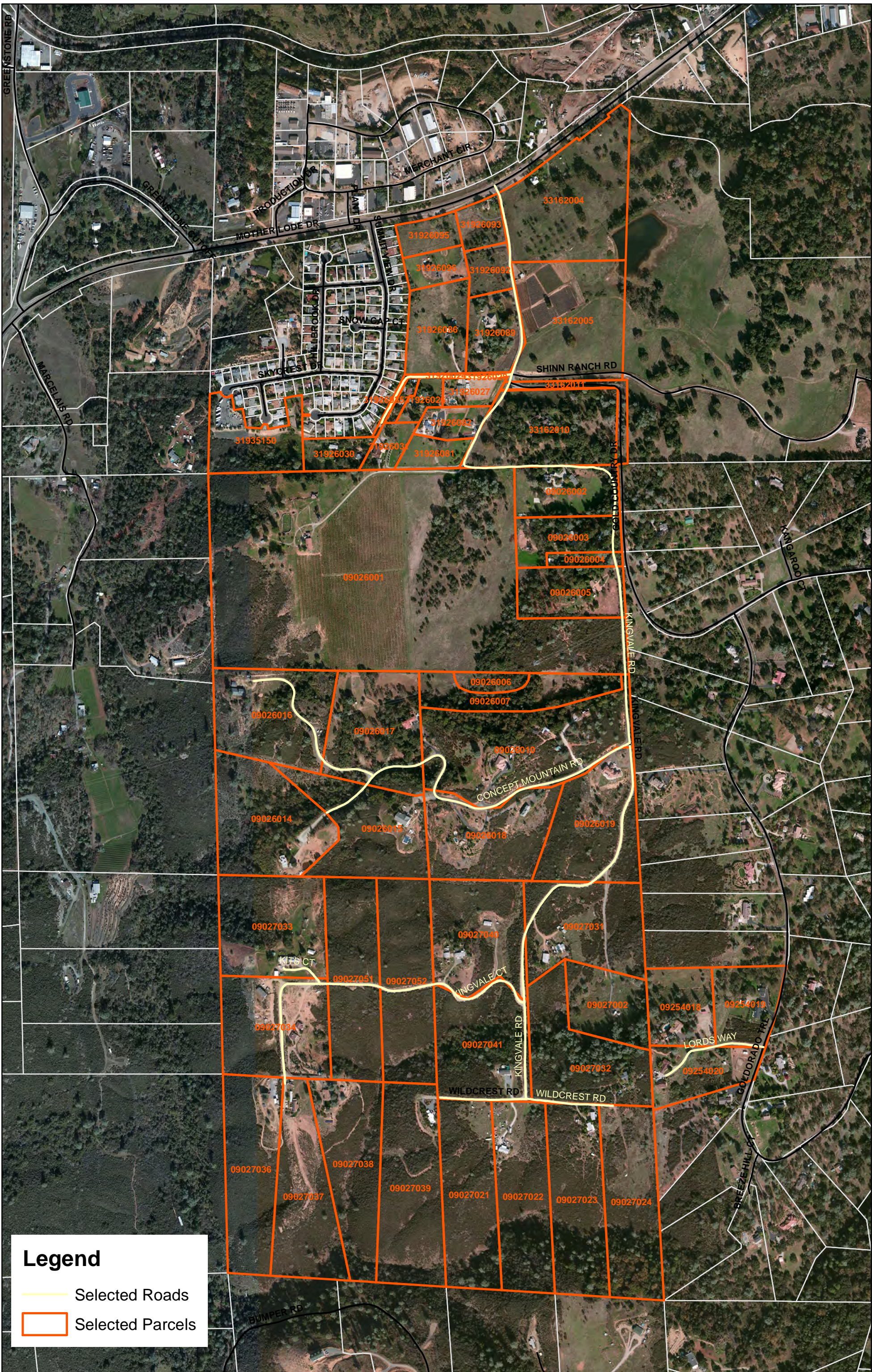
I look forward to getting some answers to these concerns.

Sincerely,

Cathy Reay
4801 Concept Mtn. Road
El Dorado, Ca. 95623
530 344 0344



parcelssel.xls
46K



Legend

- Selected Roads
- Selected Parcels