



EDC COB <edc.cob@edcgov.us>

Fwd: Appeal approval of Tentative Map Time Extension TMO7-1441-E/Shinn Ranch Tentative Map by the Planning Commission on June 9, 2016

1 message

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

Fri, Jul 15, 2016 at 4:12 PM

Kathy Witherow

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

LATE DISTRIBUTION

DATE 7/18/16

BOS 7/19/16

#49

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

From: **Mardi M** <mm@internet49.com>

Date: Fri, Jul 15, 2016 at 3:20 PM

Subject: Appeal approval of Tentative Map Time Extension TMO7-1441-E/Shinn Ranch Tentative Map by the Planning Commission on June 9, 2016

To: bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us

July 14, 2016

El Dorado County Board of Supervisors

330 Fair Lane

Placerville, CA 95667

RE: Public Hearing July 19, 2016

Appeal approval of Tentative Map Time Extension TMO7-1441-E/Shinn Ranch Tentative Map by the Planning Commission on June 9, 2016

To the El Dorado County Supervisors;

We object vehemently to the approval of Tentative Map Time Extension TMO7-1441-E/Shinn Ranch Tentative Map by the Planning Commission on June 9, 2016.

We objected in 2007 to this project and are outraged that after a Grand Jury found the county's actions concerning this project (before it even got started) to be inappropriate, that you have allowed this proposal to continue.

You used one half million dollars of tax payers' money to purchase a land-locked ten acre parcel from Mr. Shinn for an animal shelter project which was never approved! The taxpayers are not interested in donating any more of THEIR money to the project of any private individual.

This project will create safety and fire hazards for hundreds of Mr. Shinn's neighbors. This project will deliver a deadly blow to the very lifestyle and living conditions that brought us to this county in the first place.

Our property (APN 331-070-02) is bordered on two sides by the proposed Shinn Ranch development. No less than six houses would be butted up against the west side of our thirteen and a half acres, causing a fire hazard of epic proportions.

I lived through the Oakland Hills fire when people died because the roads were inadequate to accommodate the massive exodus of citizens running for their lives. You will not do this to us!

We, as a family, are concerned about fire, water, noise, pollution, crime, traffic, and our hard earned tax dollars. We did NOT give you permission to take our county's tax dollars and hand them over to one private citizen.

We are also concerned about the ever changing status of APN 331-070-01 which borders our property and was to be designated as open space while, at the very same time, it was rezoned to HIGH DENSITY residential... an example of the lack of honesty and integrity exhibited at that time by the developers AND the Supervisors.

We live on Slate Creek Road. and take our lives into our hands every time we have to pull out onto Pleasant Valley Road. Several people have already died on this road as a result of current traffic conditions. You are not maintaining Pleasant Valley Road NOW. If you are unwilling or financially unable to maintain Pleasant Valley Road now, how would you explain to a judge how you felt justified in dumping hundreds of new drivers on this same road?

Although in 2007 this project had already been in the works for years, my parents and other residents of Slate Creek Road were never once contacted by the owners, developers or the county for any information or input.

There are many areas in the county that might be better suited to a similar project.

Neighbors of the Shinn ranch as well as the people in proximity of Pleasant Valley and Mother Lode roads (in other words, hundreds of us) object to a proposal put forth by one person, with no real benefit to the county. A proposal that could be detrimental, even deadly, to the citizens and neighbors of El Dorado.

Please reconsider your previous approval. It is the right thing to do.

Mardi Morris
George R. Morris
P.O. Box 362
El Dorado, CA 95623



EDC COB <edc.cob@edcgov.us>

Agenda Item #49, 7-19-16 BOS Meeting

1 message

Richard Warinner <rbwarinner@aol.com>
To: edc.cob@edcgov.us

Mon, Jul 18, 2016 at 9:56 AM

Dear Supervisors,

I am asking for your votes in favor of upholding the citizens' appeal of the two year extension for the Shinn Ranch project. I reside within 1½ miles of the project site but have not been involved in the appeal effort.

Traffic is on my mind. On Friday 7/16/16, I made a routine run to the grocery store using local surface roads. My route included Mother Lode Drive, which borders the project. This trip had long stretches of roll and stop traffic. There were no accidents or other issues, just heavy congestion. At times I could see traffic on Highway 50 was flowing freely. The return leg took nearly an hour one-way, at an average speed of about 8 MPH.

This didn't happen five years ago, to say nothing of twenty years ago. In reviewing the staff-prepared supporting documentation, I did not see any current traffic data. If the county does not present this information, supervisors do not appear to have the facts necessary to accept a staff finding of no changes in the negative declarations associated with the project.

My experience is similar to my neighbors' experiences: traffic congestion is bad and getting worse, a situation supervisors need to understand and mitigate in a meaningful way. One obvious way is to keep currently open space in its undeveloped state until solutions are found.

Please vote to uphold the citizens' appeal.

Richard Warinner

Debbi Sanders

2021 Smith Flat Rd. Placerville, Ca. 95667 530-621-1003

July 15,2016

To whom it may concern:

Hello, my name is: Debbi Sanders, my husband, John Sanders and I own Old Town Grill and Smith Flat House in Placerville.

I am writing to you to voice our concerns over a development that is proposed for Shinn Ranch/Kingvale It is a 141 home development due to be on the Board of Supervisors agenda July 19, 2016.

We are writing this to voice our opinion to appeal this project.

When we moved from Rescue 3 years ago to our home in Gold Country/Kingvale. What we loved the most was it was very serene and still in the country. A great walking area with gentle rolling hills. And that the roads are very well maintained. It is tucked away from traffic, noise, and a lot of congestion. Not to mention theft and crime.

Now with this new development going in there will be folks driving down our roads (that we pay for in a homeowners association fund) just to check out the area first of all, then the extra garbage trucks, delivery trucks.

How do we have enough water to supply these 141 new homes?

The accessibility to Pleasant Valley Road would change entirely. We at the moment only have one accessible entrance into our community as it is. (Other than the fire gate that is on the china hill side) And that road too is maintained by our homeowner's association.

The addition of the 141 Shinn Ranch development properties would not only hurt the value of our house that we have built but also sacrifice our peace of mind that comes with owning a house in the country. In this day and age it is hard for one to find a place to call home away from the hustle and bustle of the city. The addition of these homes would push out the people that have lived here for generations for an attempt to "develop" an area that needs no development. I believe that in order for a community to be successful, the changes brought forth should be widely accepted by the populace and not dictated by few. A quick return on investment should not be sufficient means to disrupt a community that has worked hard in keeping its own identity.

We live in an area where locals support locals. I do not believe this developer is from this area.

If this does go thru, my thoughts are what the developer could do to help the homeowners weather thru this is: create another entrance onto Pleasant Valley Road from this development, to ease the roads that are currently being traveled by the homeowners. And to put in some kind of traffic light for this access.

My myself and my husband are not able to attend this appeal meeting on July 19,2016. Because we will be out of town on business this day.

Thank you for taking the time to read my letter of appeal.

July 17, 2016

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

Re: Appeal of Tentative Map Time Extension TM07-1441-E/Shinn Ranch Tentative Map approved June 9, 2016 by County of El Dorado Planning Commission

Agenda item: 07-1802, July 19, 2016

To the Board of Supervisors,

As residents on Gold Country Drive, adjacent to the proposed Shinn Ranch Development Project, we would like to support the appeal of the time extension approved by the Planning Commission on June 9, 2016. I (Diane) was at that hearing merely to observe and to learn more about the proposed project. We are relative newcomers to "Gold Country", and had only recently learned of the extent of this project. I have since looked into the background on this project and have learned a lot. Here are the reasons we support this appeal:

1. The passage of measure E reiterates the importance to voters of El Dorado County of insuring that Traffic Improvement Mitigation is completed before construction on a project begins. We question whether the proposed the proposed TIM and TIM fees are adequate for this project.
 - a. Existing roads can't handle the additional traffic. The Department of Transportation project traffic analysis has estimated that the completed project would generate a total of 1,369 daily vehicle trips, including 107 during the morning peak hour and 144 during the afternoon peak hour.
 - i. Kingvale Road is the only entrance/exit for the project during construction, at least for phase one, and after construction of phase one, and likely for additional phases of the project. This means up to 88 or more homes will be using Kingvale Road until the "A" Drive is constructed out to Pleasant Valley Road. There are currently 99 homes off Kingvale and Gold Country roads. Even with the proposed new width of 40 ft. for Kingvale Road (assuming that the mitigation is completed before construction of the project begins), the traffic along Kingvale Road from Shinn Ranch Road to the intersection with Motherlode Drive will be even more difficult to negotiate safely than it already is because of the added traffic load due to the comings and goings of construction equipment - especially during 'rush' hours or when the sun glare is at its worst. This will have significant impact for the residents along Kingvale Road and all the roads branching

off from it, including Gold Country Drive. After construction, the traffic load on Kingvale Road will be almost double.

- ii. Making the difficult left turn onto Kingvale from the east off Motherlode Drive, even with the proposed TIM turn lane, will be even more difficult to negotiate safely with the additional traffic. Also, making a left turn onto Motherlode from Kingvale is often a challenge already. The sun angle is blinding at times, vehicles coming from the west are very often traveling too fast over that hill, and merging lanes will not be adequate unless they are very long. Where is the room on Mother Lode for all these additional lanes without a major construction project - and who would really pay for that? A stop light at the intersection might help with these problems, especially with the increased traffic load the project would create, but I didn't see that anywhere in the proposal, nor do I know if it is practical or who would pay for it.
- iii. Many commuters take Mother Lode to Shingle Springs and the Hwy 50 overpass on Ponderosa Rd. to get onto Hwy 50. This overpass is already overloaded some mornings due to the all the vehicles having to share only two lanes when many vehicles are heading north and must wait for the traffic light on the north end of the overpass, blocking many others who are trying to merge onto the 50 on-ramp. Sometimes it takes two or more light cycles to get to the on-ramp, and traffic gets backed up, so there already needs to be a wider overpass with an additional lane for the traffic trying to get onto Hwy 50. More traffic from the proposed project, which will add 100 or more commuters, would exacerbate the problem.

- b. Fire Hazard! There are already 38 homes and 56 parcels along Kingvale and its side roads, and 61 homes in the Gold Country neighborhood. Kingvale is the only exit for most of these residents in case of fire. The Shinn Ranch project, even though it will have its own fire hydrants, will more than double the number of homes and increase the chances of fire in the area, as well as make emergency exit more difficult from existing homes off Kingvale and Gold Country Drive.

- 2. There was inadequate notification to affected property owners for public input before zoning, land use, and deed restriction changes were approved in 2007.
 - a. It seems like the decisions on zoning changes in this (and maybe in other cases) were made at the behest of development interests - rather than through consensus of the community involved. I realize the BOS has the authority to approve these changes, but they need to be done after proper notification to all affected parties who are given an opportunity to comment. This apparently was not done in 2007, as many of our neighbors, who will be impacted by this proposed project, would testify. Even our realtor did not know that five years

before we purchased a home in this neighborhood, the zoning and land-use designations for the ranch had been changed - and she has lived in the neighborhood many years. What good are zoning and land use designations if they can be changed so readily?

- b. This project will dramatically change the nature of our neighborhood. We moved up to Gold Country Drive in 2013 to leave behind the busy, often noisy, crowded neighborhood where we were. We loved the open space and beautiful hills of what we learned is "Shinn Ranch" but expected that there would be some development there eventually. We assumed it was (or would be) zoned for 5 & 10 acre parcels like much of the rural area around us. That would be a little disappointing to see houses built on those 5 or 10 acre parcels, but we could live with that. This relatively dense housing project that is proposed is not what we (including most of our neighbors) bargained for when we moved here. One of our neighbors who just moved to our neighborhood in December said if she had known about this potential development, she would not have purchased the property. Is this going to negatively affect real estate values in our neighborhood? Most of us have moved here for the peaceful ambience of the relative open space and natural surroundings that the assumed zoning codes protected. To have this project imposed upon the neighborhood without proper notification of the proposed zoning and land use changes or input and approval from the community, violates El Dorado County planning provisions.
3. The El Dorado Irrigation District reports that there is plenty of water - enough for four more years of drought – as well as enough to handle new developments like this proposed project. How much more severe will water-use restrictions be for everyone if this or the next drought lasts a lot longer (like the seven year drought not that long ago, or worse, as climate change intensifies) and there hundreds of new homes and businesses to supply if all these developments are built? I'm sure the fees involved in providing service to these developments are attractive to EID, but it does not seem that EID is being realistic about the long range outlook as far as water supply is concerned.
4. There are many issues with this or any construction project, and the EIRs always declare that the mitigation measures will reduce these impacts to a "less than significant level". There is no "less than significant" impact when whole communities, both human and natural, are so significantly impacted with projects like this one. Supposedly there will be a "mitigation monitoring program" for this project, but it is questionable that all the impacts will be properly mitigated to the full level due to funding issues or the lack of adequate ways to mitigate aesthetic issues.

With these issues in mind, we support the Appeal of Tentative Map Time Extension TM07-1441-E/Shinn Ranch Approval, June 9, 2016.

Diane and Tony Shakal

3581 Gold Country Drive
El Dorado, CA 95623
dshakal@gmail.com
530-626-5663



EDC COB <edc.cob@edcgov.us>

Fwd: The opposition To Shinn Ranch development

1 message

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

Mon, Jul 18, 2016 at 12:21 PM

Kathy Witherow

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

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

From: **Bruce Pegler** <peglersdesign@gmail.com>

Date: Sat, Jul 16, 2016 at 3:34 PM

Subject: The opposition To Shinn Ranch development

To: bosone@edcgov.us

Cc: bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us

To Whom it May Concern;

I am writing to strongly oppose the proposed development of 146 homes at Shinn Ranch.

I would hope that our elected officials would be accountable to their electorate, and deny this subdivision for many reasons, all of which are equally important, starting with severe drought and the fact we property owners are already on restrictions and subject to higher rates due to the lack of water, not to mention that you have neglected to provide adequate infrastructure to deal with the additional 1400 to 1500 vehicles per day, that will pass directly in front of my house, as it is, I almost get hit everyday by "SPEEDING" motorists just trying to get into and out of my home, I & my Granddaughter both have come extremely close several times to being rear ended by cars not yielding to our turn signals.

The noise level of the 1500 vehicles that pass by my house now is defining, I could only imagine what 3,000 vehicles per day would produce. (on a two lane road), you can't even afford to maintain the roads we have now, let alone adding approx. 1500 more vehicles to the mix.

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.

Do you really think we vote on issues and measures just for our own gratification? they are meant to direct you (our supposed representatives), as to what our wishes are and not to act on your own Greed and back door deals, which has been going on in this County far too many years.

As a Business Owner in this County, and one who relies on the Building industry for my lively hood I am appalled that you would even consider such a project, that does nothing for our local economy, they do not embrace the services of any local business' nor do they add to our impoverished employment situation. I have been a Home Designer & Draftsman for almost 40 years over 15 of those years was spent right here in El Dorado County, and not once has the County imposed a restriction on hiring all help out of area and not once has the Board of Supervisors made it mandatory that a percentage of all jobs be from within the County, The Developer comes to town with all of these designs, plans and Contractors from out of the region, depriving us local hard working TAX PAYING business' of even participating in any of the process. I personally have never been approached by any individual or Company wishing to get a bid on such a development.

Although according to the Deal Jack Sweeney has made, we taxpayers (your employers), are expected to pay for this added burden ourselves and not hold the developer responsible for any additional costs, for roads etc.

And you wonder why the voters of this County are demanding the impeachment of the Board...Please.

You have time to do the right thing, simply deny this and all other "OUT-OF-TOWN" developers from invading our County.

Please stop disregarding the intent of the voters and only thinking about the bottom line which is additional tax revenues for the county after the damage is done.

You may also consider spending some of our tax dollars on infrastructure before even considering anything like this again. (There needs to be a "BYPASS" if you will, between Hwy 49 & 50 much like the Hwy 65 bypass in Roseville this should have been resolved 20 years ago before the traffic problem reached the monumental proportions that it is now!

Thank You

Bruce Pegler

--

Pegler's Design & Drafting

Debbi Sanders

2021 Smith Flat Rd. Placerville, Ca. 95667 530-621-1003

July 15,2016

To whom it may concern:

Hello, my name is: Debbi Sanders, my husband, John Sanders and I own Old Town Grill and Smith Flat House in Placerville.

I am writing to you to voice our concerns over a development that is proposed for Shinn Ranch/Kingvale

It is a 141 home development due to be on the Board of Supervisors agenda July 19, 2016.

We are writing this to voice our opinion to appeal this project.

When we moved from Rescue 3 years ago to our home in Gold Country/Kingvale. What we loved the most was it was very serene and still in the country. A great walking area with gentle rolling hills. And that the roads are very well maintained. It is tucked away from traffic, noise, and a lot of congestion. Not to mention theft and crime.

Now with this new development going in there will be folks driving down our roads (that we pay for in a homeowners association fund) just to check out the area first of all, then the extra garbage trucks, delivery trucks.

How do we have enough water to supply these 141 new homes?

The accessibility to Pleasant Valley Road would change entirely. We at the moment only have one accessible entrance into our community as it is. (Other than the fire gate that is on the china hill side) And that road too is maintained by our homeowner's association.

The addition of the 141 Shinn Ranch development properties would not only hurt the value of our house that we have built but also sacrifice our peace of mind that comes with owning a house in the country. In this day and age it is hard for one to find a place to call home away from the hustle and bustle of the city. The addition of these homes would push out the people that have lived here for generations for an attempt to "develop" an area that needs no development. I believe that in order for a community to be successful, the changes brought forth should be widely accepted by the populace and not dictated by few. A quick return on investment should not be sufficient means to disrupt a community that has worked hard in keeping its own identity.

We live in an area where locals support locals. I do not believe this developer is from this area.

If this does go thru, my thoughts are what the developer could do to help the homeowners weather thru this is: create another entrance onto Pleasant Valley Road from this development, to ease the roads that are currently being traveled by the homeowners. And to put in some kind of traffic light for this access.

My myself and my husband are not able to attend this appeal meeting on July 19,2016. Because we will be out of town on business this day.

Thank you for taking the time to read my letter of appeal.



EDC COB <edc.cob@edcgov.us>

Fwd: Appeal approval of Tentative Map Time Extension TMO7-1441-E/Shinn Ranch Tentative Map by the Planning Commission on June 9, 2016

1 message

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

Mon, Jul 18, 2016 at 1:29 PM

Kathy Witherow

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

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

From: **Mardi M** <mm@internet49.com>
Date: Mon, Jul 18, 2016 at 8:30 AM
Subject: Re: Appeal approval of Tentative Map Time Extension TMO7-1441-E/Shinn Ranch Tentative Map by the Planning Commission on June 9, 2016
To: bostfive@edcgov.us, bostfour@edcgov.us, bosthree@edcgov.us, bosttwo@edcgov.us, bosone@edcgov.us

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

RE: Public Hearing July 19, 2016
Appeal approval of Tentative Map Time Extension TMO7-1441-E/Shinn
Ranch Tentative Map by the Planning Commission on June 9, 2016

It has been nine years since the 2007 approval of the Shinn Ranch project. At that time the county had inappropriately procured ten land locked acres from Mr. Shinn at a cost of one half million tax dollars with an understanding this acreage would be used for an animal shelter. The shelter was never approved but the current Shinn Ranch county agreement continues to call for the tax payers to foot the bill for Mr. Shinn's private roads. This fact alone should negate any approval of an extension.

In nine years, our population has increased along with the traffic on Mother Lode and Pleasant Valley roads. Because of a life altering drought, our county has become a tinderbox...a fire disaster waiting to happen. An abrupt call for an evacuation could cost lives if 146 families were added to this concentrated area. The Oakland hills fire was a deadly example of such a nightmare. Just the presence of this new population would present a fire danger to existing neighboring properties. Another reason to overrule the extension.

The project is located in El Dorado and new residents would be using the El Dorado Post Office. The increased traffic would cause considerable safety issues. There have already been deaths on Pleasant Valley Road due to current traffic conditions. Because the traffic has significantly increased in nine years, this extension should be denied.

The addition of 146 homes would jeopardize ground water for neighbors and now after nine years and a drought, water availability for our county. Water is a precious commodity for our county and our citizens have acted responsibly throughout this drought. We do not know what the future holds

and must continue to act responsibly. This is another reason to overrule the Shinn Ranch extension.

According to a press release issued by Bayless Properties, who is marketing these lots, there is no public opposition to this project. This press release was dated May 27, 2016.... thirteen days BEFORE the planning commission hearing on June 9. How is it possible that Bayless and the Shinn Ranch project were so confident of a lack of opposition when the hearing had not yet taken place This is another reason to overrule an extension.

Many of our neighbors received no notice of these hearings and our notice for the June 9 hearing arrived too late for us to attend. People who are not properly and legally informed of hearings that may alter their lives are ill prepared to present any opposition. The citizens affected by these issues were not notified as prescribed by law. Another reason to overrule an extension.

Citizens to the north, south, east and west of this proposed project are against it. I have not met one neighbor who is for it. I am asking you to please represent all of the people to insure their safety and well being. We voted for you not to represent one person and one project at the expense of the many who have invested their very lives in this rural lifestyle. Please overrule the decision to extend this project. We are counting on you.

Mardi Morris
George R. Morris
P.O. Box 362
El Dorado, CA 95623



EDC COB <edc.cob@edcgov.us>

Fwd: Review of Shinn Ranch development

1 message

The BOSTHREE <bostthree@edcgov.us>

Mon, Jul 18, 2016 at 1:37 PM

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

Kathy Witherow

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

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

From: **Barbara Engleman** <benoteu@yahoo.com>

Date: Mon, Jul 18, 2016 at 9:24 AM

Subject: Review of Shinn Ranch development

To: "bosone@edcgov.us" <bosone@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>, "bostthree@edcgov.us" <bostthree@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bosfive@edcgov.us" <bosfive@edcgov.us>

July 18, 2016

To El Dorado County Supervisors,

This note has been written to you in representation of the feelings of my neighbors in Gold Country Homeowners Association. I am trusting that you will read this note clear to the end!

Were you raised in this beautiful County that you serve? My husband and I weren't so blessed. We grew up in a rural area of another state and I always thought I wanted to be a city person. After living in the metropolitan Bay Area of CA, I knew it would never be home. So we chose to move to beautiful **rural** El Dorado county and experience once more the tranquility and peace of bird songs and the wind rustling in the trees. We particularly *chose* this county for its space and beauty and rural feel.

We know some of you Supervisors grew up here also. I would imagine you are protecting your home grounds and acreage around your home from being turned into another big city housing development. So I would like you to think on some things that concern your constituents.

******As a retired teacher, I have watched your schools grow out of their size in enrollment more and more. This has meant adding portables which take up the once open space. This is especially true at **Indian Hills** and **Herbert Green** here in our local area. Have you considered these children here and how crowded the schools if the so-called Shinn Ranch development comes into being. (BTW: *Ranch, a large farm, especially in western US, where cattle or other animals are bred and raised, a farm for a special crop to be raised. WEBSTERS DICTIONARY*) Where will the children of this 141 housing development be educated? Or play? And what will happen to the quality of those already being raised here?

******With the drought that we are all still trying to recover from, how do you allow yourselves to believe that there will be enough water for all of the new 141 families? I would believe you would want to preserve the beauty of this area.

Are you aware that Kingvale Road is a PRIVATE ROAD, not a county road. It was paid for and *is* maintained by the Gold Country Homeowners Association, established in the 1970's. We are a group of 50 homeowners who believe in rural community care. Currently, there are over 100 cars who travel that road daily, and many don't belong to our association because they live further out on Kingvale. MR Shinn has not provided any monies from the newer homes he has built. We have asked the county repeatedly if they would take over the road. Answer: NO! We have asked repeatedly for a safe turn lane be built on Motherlode. Answer: NO! Do you believe that only one exit from that development will **NOT create a massive problem?

** Viewing the heart of this community, *can you in good faith believe your are representing these constituents who live here by allowing illegal building to take place and destroy our peaceful, rural homes? Have you really read the County Plan?*

President Barbara Erb, Gold Country Homeowners Association

July 18, 2016

To: El Dorado County BOS

RE: Shinn Ranch Tentative map renewal.

Dear Sir or Madam,

I object to the project, the tentative map and it's extension designed back in 2007. This project does not line up with the laws made by the voters starting in 1998 with measure Y and now Measure E. It also violates CEQA. Since this development is still in the paper stages AND was unlawfully approved, there is no reason or valid excuse as to why this project cannot be reevaluated and mitigated to ensure it is a fit to our community, obeys the laws and aligns with today's environmental challenges.

We are in a drought and it is unfair to build more homes and expect the existing residents to pay more for less water and to possibly fall under very strict conservation guidelines in the near future. Since we have a severely increased fire danger and fuel, we believe this development would block our ability to access our homes from work and evacuate in a timely fashion, especially since most of the development would use Kingvale road as a primary access point. (if you look at the map). We would experience gridlock during an emergency, this development would increase risk to all who already live off Kingvale and the surrounding area.

I also find it extremely disturbing that there may be an Indian burial ground out there on the property. Construction on that property would be extremely disrespectful. Why is this being ignored?

The notification process was poor. A 500' notification was a few parcels for such a huge impact to the area is unacceptable. Especially since the Shinn's owned parcels within that area of notification.

The Shinn's themselves created the CC & R's around the development. Each home is to exceed 2600 square feet. With that said, they decided to break their own rules and create dense housing AFTER they successfully sold off the parcels surrounding the ranch with those CC & R's. They also assured the community that they were building homes on 5's and 10's, myself being one of them. Which was fine, it would blend with the existing neighborhood. It would not bring more than 30 or so homes. Somewhere along the line they managed to change this up quietly. This project became a far cry from what we were told.

The matter surrounding county funds tied to the proposed animal shelter also has not appeared to be addressed.

We already have one dense housing development in this area. A second one will adversely affect our ability to come and go. Traffic is already heavy on Pleasant Valley, Motherlode and at the Ponderosa/hwy 50 interchange. These roads appear to be at its maximum service level and above during commuter/school etc. Any additional dense housing using Motherlode will destroy everyone else's quality of life who uses it as an access point.

A home is one the largest investments most people will make, an expensive one to sell. We should not be forced to move because we are crowded out, lose values because its known to have a lot of traffic etc. We deserve to have our investments protected. That is your oath of office. This project should never had made it this far. It is your job to apply the rules and laws in order to protect our quality of life. Now it will be up to you to make this situation right with the community.

My expectation is that you do what is right by the people of this county. You must reject the tentative map and its extension, set this property back to it's original zoning. This proposed development does not fit this area of El Dorado County. If Shinn Ranch wants a development, they must go back to the drawing board and follow the same rules imposed on the rest of the people in this county.

Anything different will send the wrong message to your constituents.

Respectfully,

Roxanne Allgeier