

PC 3-11-21
Item #2
12 pages

March 4, 2021

2021 MAR -5 AM 11:14

RECEIVED
PLANNING DEPARTMENT

County of El Dorado Planning and Building Department
2850 Fairlane Court, Building C
Placerville, CA 95667

RE: Public Hearing March 11, 2021
Objection to renewal of Tentative Map
Time Extension TM-E20-0003/Shinn Ranch

Enclosed are several peeces of correspondence regarding this project going back to 2007. This was **THIRTEEN YEARS AGO**. You have much more on file While the developers have changed, the nature of the project remains the same.

It is time to put an end to this project. My parents are now dead, in part due to the stress put upon them by a dishonest neighbor and a project that should never have been approved in the first place.

Although before 2007 this project had already been in the works for years, neighboring residents were never once contacted by the owners, developers or the county for any information or input. In other words, El Dorado County operated in bad faith. And the citizens were cheated.

I repeat, 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 project 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! I believe this gives the County of El Dorado an illegal vested interest in this project, leaving the taxpayers on the hook for more money.

We are currently in a drought situation and have been for years. There is no more water than there was the last time this project was renewed.

We are now in a new era of extreme fire danger and as pointed out in previous correspondence, the Mother Lode Drive/Pleasant Valley corridor is ill equipped to handle hundreds of additional vehicles during an emergency. With hundreds and hundreds of people attempting to escape an inferno, the additional burden of this project would create a disaster.

The El Dorado Post Office is also ill equipped to handle hundreds of new customers and the traffic that will result.

This project will create safety and fire hazards for hundreds of Mr. Shinn's neighbors. It will also damage the lifestyle and living conditions that brought us to this county in the first place.

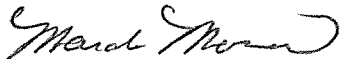
My property (APN 331-070-02) is bordered on two sides by the proposed Shinn Ranch development. No less than six houses would be butted up against the west side of our thirteen and a half acres with no fire break, causing a fire hazard of epic proportions.

In addition we border, on the north, APN 331-070-01, a parcel we were promised would remain **OPEN SPACE** right before the county approved a split and rezoned it **HIGH DENSITY** residential...an example of the lack of honesty and integrity exhibited at that time by the developers AND those county representatives.

People neighboring the proposed project 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.

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) have objected all along 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 the town of El Dorado and surrounding communities.

A private citizen of this county would never be afforded the opportunity to drag their feet for **THIRTEEN YEARS**. Please consider your decision carefully. It is time for you to represent the needs of your citizens/constituents who are already here.



Mardi Morris

Adjacent property owner and daughter of the late George R. and Kathryn E. Morris

P.O. Box 362
El Dorado, CA 95623
530 622-7517

August 6, 2018

El Dorado County Community Development Services
Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667

2021 MAR -5 AM 11:14
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PLANNING DEPARTMENT

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

We live on Slate Creek Road, adjacent to this proposed project.

Eleven years ago this project began. Eleven years ago we had not suffered years of drought. Eleven years ago we did not have the population we have now along the Mother Lode/Pleasant Valley corridors. Eleven years ago we were not so dry that merely starting an engine could claim the lives and the homes of thousands of families. Much has changed in eleven years. But the condition and capacity of Mother Lode Drive and Pleasant Valley Road has not.

Just a few days ago, we were forced to pack up in anticipation of evacuation orders due to the Bumper Fire. I am told that Mother Lode Drive was jammed with the traffic of those who were evacuating that day. Jammed and dangerous. This, over a fire that, at its conclusion, scorched only 50 acres. Think of the disaster if this had been a fire involving a much larger area.

You cannot, in good conscience, dump another 143 families into the escaping crowd.

Not long ago, I encountered a distraught man in the lobby of the Planning Department. He had applied for and received permission to

build his dream home. But due to personal setbacks he was unable to get started with the project. The planning department informed him that his time was up since the project had not moved forward. He was told he would have to begin the process all over again. If this is what you told a private citizen after a one year delay, how could you possibly indulge people, who don't even live here, with an extension after ELEVEN YEARS?????

Our tax dollars pay your salaries and the foremost priority of any planned project is the safety of the community. You were warned of these dangers eleven years ago and now, for many of us, our worst nightmares are becoming a reality.

You have no right to jeopardize our lives. Your responsibility is to protect us.

I was there when the Oakland Hills burned in 1991. People were INCINERATED in their cars, trying to escape on inadequate roads. Similar tragedies are taking place all over California right now.

Imagine your own loved ones on Mother Lode Drive, trapped in the flames due to a stupid and irresponsible decision on your part.

This is a no brainer. Do your job. JUST SAY NO!

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

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

2016 MAR -5 AM 11:14
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PLANNING DEPARTMENT

To the five Supervisors who were elected and sworn to represent the people of your respective districts and to uphold our laws and to insure public safety and fiscal responsibility:

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 shocked and appalled that after a Grand Jury found the county's actions concerning this project (before it even got started) to be inappropriate, that you people have continued to forge ahead.

You illegally used one half million dollars of tax payers money to purchase a land-locked ten acre parcel from Mr. Shinn for the very purpose of forcing the tax payers to foot the bill for roads to be built for the benefit of his private project. This is malfeasance and government corruption at the expense of the citizens of the entire county.

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 the tax dollars of thousand of people and hand them over to one private citizen. This is a crime.

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 the other residents of Slate Creek Road were never once contacted by the owners or developers for any information or input.

There are thousands of other areas in the county that could accommodate some new neighbors. How about YOUR neighborhoods for instance.

Neighbors to the North, South, East and West, hundreds of us, object to a proposal put forth by one greedy man. Just who do you represent?????

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

My parents have owned this property for sixty years and have lived on it for forty six years. Although this project has been in the works for years, my parents and the other residents of Slate Creek Road were never once contacted by the owners or developers for any information or input.

Are you aware that at the November 14, 2007 Ag Commission meeting, following my objections to this rezoning, when asked directly by one of the Commissioners, Camille Courtney, Applicant (Rancho Cortina Properties) indicated that the ten acre parcel, APN 331-070-01, was **not** part of a conservation easement? This is in direct conflict with her comments to the Planning Commission on October 11, 2007 when she said this parcel would be part of a conservation easement and would be "open space forever"!

Not only are her words on tape, they also appears on page 32 of the minutes of that Octoberr 11, 2007 Planning Commision meeting. Please check it out for yourself:

"Regarding asbestos, Ms. Courtney said none has been found on the site. If some is found, they must follow Best Management Practices. They have no problem stubbing out on a utility easement. There will be individual postal deliveries on this project. They will not be going to the El Dorado Post Office. **The ten-acre lot is permanent open space.**

It was utilized to meet the County Oak Woodland Management Plan requirements. They meet the requirements of Policy 7.4.4.4. The Open Space is High Density because of the planned development. It will be permanent open space with a conservation easement. Slate Creek is an intermittent stream. The initial study has been out for quite some time. There are many mitigation measures for raptors. Credits are available from the mitigation bank."

When you make decisions on behalf of the people in this county, your reputation is on the line. If someone is not honest on one issue, is it possible that the entire Negative Mitigation Report" is full of inconsistencies and half-truths?

Objection To Rezoning Of Parcel APN 331-070-01

This parcel was NOT an original part of the Shinn Ranch development. It was acquired by the Shinn Ranch only a few months ago on or about February 9, 2007. It may be a very lucrative investment for this property to be rezoned, but it has little or nothing to do with the proposed project. High density housing on this parcel would be inappropriate and irresponsible.

This 10 acre parcel borders APN 331-070-02 owned by my parents, George R. and Kathryn E. Morris. Although the Mitigated Negative Declaration submitted for this project indicates that most of Shinn Ranch is currently zoned for pasture and rural residential use, this parcel is untouched and unimproved. The terrain is hilly, and is densely populated with trees, primarily oaks. And this parcel is not shown on the map they submitted.

This parcel provides a habitat for countless species of plant and animal life including but not limited to: oak trees, pines (including Ponderosa), deer, racoons, possum, quail, turkey, squirrels, rabbits, and numerous hawks who come back to nest each year.

The dense trees provide a sound buffer for the families on Slate Creek Road as well as Sierra Oaks Drive, helping to absorb the traffic sounds from Pleasant Valley Road as well as the US Forestry (we can currently hear their phone ring even at this distance). This ten acre parcel (APN 331-070-01) would continue to absorb some sound from the proposed animal control and other new construction proposed in that area. In addition to the noise reduction, the trees absorb some of the pollution from the ever increasing traffic on that road. This property is currently zoned 5 acre RE, MDR and we are respectfully requesting that this zoning be left alone and not changed.

My parents came here 40 years ago to get away from the city and suburbs. For forty years they have enjoyed a country life and contributed to this community through their time and their taxes. They owned and operated a sheep ranch for many years before retiring and contributed to many 4H blue ribbons. Imagine them now in their "golden years" being told they are about to be surrounded with High Density low income housing. If APN 331-070-01 is rezoned, my parents' property will become an island through which the wildlife can no longer gain entry.

Objection To Mapping Of Parcel APN 331-620-30

The back of our property borders the Shinn Ranch and has had a view of the rolling hills and trees all these years. The proposed map butts six houses up against our property line all the way across. Not only is our view gone, but more importantly, we have been advised by our lawyer that these six homes, placed up against our untouched back property, create a fire liability for my parents since their property is not cleared. After fifty years, should they have to be the ones to deal with this? We are respectfully requesting a two hundred foot setback with a 25 foot firebreak between our fenceline and the back fences of these six homes.

Both the Planning Commission and the Ag Commission ignored my concerns and my requests, as well as those of many other respondents. We were not aware of the appeal process for the Planning Commission. The Ag Commission chose to "make no comment"! I also met a number of people who received notices for the Ag Commission meeting but not for the Planning Commission!

I have enclosed my letters to the Planning Commission and to the Ag Commission outlining all my concerns for this project. I have also included a map highlighting the parcels involved.

It is not our intention to stand in the way of progress, but isn't it your job to represent the

people, the environment and the wildlife that is here **NOW**. Please help us!

Mardi Morris
P.O. Box 416
El Dorado, CA 95623
530 622-7517

April 16, 2012

2012 MAR -5 AM 11:14
RECEIVED
PLANNING DEPARTMENT

El Dorado County Planning Services
2850 Fairlane Court
Placerville, CA 95667

RE: Public Hearing April 26, 2012
Tentative Map Revision TM07-1441/Shinn Ranch

Enclosed: Letter of objection

To all members of the El Dorado County Planning Commission:

This letter is intended to convey our continuing objection to this project as a whole and specific concerns to revisions to TM07-1441/Shinn Ranch map.

This project was approved in 2007, before the economy jumped off the cliff. The taxpayers of this county cannot afford to deal with the fallout of this subdivision. In spite of studies and reports submitted by the developer, serious traffic problems will arise and we will be ill equipped to handle them.

We also mourn what will be the loss of a country lifestyle that my parents and their neighbors have enjoyed for many decades. It is why they came here. And they trusted the local government to protect it! According to the map we will have SIX lots butted up against our property leaving us with terrifying fire concerns. Although we requested an abatement or setback between our property line and the backyards of these properties, none was granted. This leaves us with additional worries about crime on our property when the only thing we previously dealt with was a stray cow!

We continue to monitor the status of APN 331-070-01, which also borders our property. Assurances were given both verbally and in writing in the 2007 presentations that this acreage would be preserved as open space and we

EXPECT the Planning Commission to see to it!

May I remind the commission of the EL DORADO COUNTY
DEVELOPMENT SERVICES PLANNING COMMISSION
STAFF REPORT Agenda of: October 11, 2007

Item No.: 8. Staff: Jason Hade

Shinn Ranch/A07-0007/Z07-0016/PD07-0012/PD07-0012/TM07-1441

Planning Commission/October 11, 2007 Staff Report, Page 7

"LAFCO submitted project comments stating that annexation into the El Dorado Irrigation District (EID) for public water and sewer service would be required for APN 331-070-01. **HOWEVER, THIS PARCEL WOULD BE DEDICATED AS PERMANENT OPEN SPACE through a CONSERVATION EASEMENT** and would not require potable water or sewer service. As such, it will not be annexed into EID. All other LAFCO comments are addressed within the project's environmental document."

We are also concerned about the ten acres being removed from the project: APN 331-620-10. This was one ten acre parcel originally. Approval for it to be split into two 5 acre parcels was contingent on it being part of this Shinn Ranch project. Now that it is being removed from the subdivision will it revert back to a single ten acre parcel?

Mardi Morris representing
George R. and Kathryn E. Morris
P.O. Box 416
El Dorado, CA 95623

Email sent on 2/27/2012

2012 MAR -5 AM 11:14
RECEIVED
PLANNING DEPARTMENT

Board of Supervisors:

Phone Number: (530) 621-5390

District 1, John Knight, bosone@co.el-dorado.ca.us

District 2, Ray Nutting, bostwo@co.el-dorado.ca.us

District 3, James R (Jack) Sweeney, bosthree@co.el-dorado.ca.us

District 4, Ron Briggs, bosfour@co.el-dorado.ca.us

District 5, Norma Santiago, bosfive@co.el-dorado.ca.us

Ask Suzanne and she will send to all 5:

Clerk of the Board Suzanne Allen de Sanchez,

edc.cob@edcgov.us

RE: Animal shelter and criminal use of taxpayer dollars

I am shocked to learn that this project is even being considered! To spend millions of taxpayer's dollars to construct roads for the benefit of one individual and his private development is absurd and obscene to say the least. At most it is malfeasance.

There are many properties in this county, with existing access, owned by tax paying citizens who would gladly sell. You would save millions of dollars and you could place the animal shelter in a more central location which would greatly benefit both people and the animals.

You have been placed in a position of trust and responsibility to represent the best interests of all the people of El Dorado County. Not just one.

Please reconsider and do what is right.

Mardi Morris
El Dorado, CA 95623

P.O. Box 416