

15 JUN -6 PM 2:23
RECEIVED
PLANNING DEPARTMENT

PC 6-9-16
Item # 2
7 pages
June 2, 2016

Roger Trout:

I am writing you this letter in reference to the Notice of Public hearing for the Shinn Ranch development hearing on June 9.

I am unable to attend this meeting as I live and work in Los Angeles, yet I have another home in El Dorado directly adjacent to the Shinn Ranch. I have several issues which I hope can be addressed in my absence.

First and foremost, I object to the Shinn Ranch development. I was told years ago there were no plans for a development when I bought my property next to the ranch. Then a few years later, a tentative development map surfaces of the impending project. I had no direct notification of any of this from the county. I still only receive information second hand. I have received nothing directly about it other than this letter I received a few weeks ago.

I have seen some of the conditions of approval, and I am not sure why construction would be allowed on Sunday and Federal Holidays. These are the days when people are at rest and at home with their families. In the community where I work any kind of construction on Sunday and Federal holidays is illegal. How and why this is permitted is unreasonable, and it should not be allowed.

The most pressing thing for me is the cattle being allowed to be upon a R1 zoned property. The Shinn Ranch changed its zoning to R1 some time ago. This zoning does not allow cattle to be on the property, yet there are cattle on the property. At this minute right now it is my understanding the cattle are not there as they are seasonal and this is allowed for historical purposes. How is this even possible? This ranch is going to be developed into a residential community, and it is zoned as R1, and cattle are still allowed to be there. This is just wrong.

Here is another wrong about it. These free grazing cattle on an R1 zoned property come onto my property. There is no fence separating Shinn Ranch from my property so these cattle come onto my patio, sidewalk, driveway, fire pit. In addition they brush up against my house and somehow turn on my water outlets thus running up my water bill. As I stated, I don't live there so by the time I know my water is running and have someone turn it off I have been charged for a loss of a great amount of water. These cattle also leave droppings everywhere: driveway, patio, and yard. It is disgusting. This attracts flies. When my grandchildren come to the property, I can't let them play in the yard because there are cow droppings everywhere. Is this right? Is this fair? How can this be allowed. I have a home next to another residential property and cattle are all over the place. Something is terribly wrong here. Everybody points fingers at somebody else or says nothing can be done about it.

Sure. A fence can be erected as some staff from the County have recommended, and even the land owner (Tom Shinn) has said this. I can't afford 5,000 dollars to keep someone else's cattle off of my property. Why and even how should this even be my responsibility? I have asked the owner of the land and the owner of the cattle (Doug Mondani) to keep the cattle from property, but they have not done so. If it is residential property, the cattle should not even be there, historic or not.

It would appear to me a person trying to follow the rules so a residential development can be made on the land would do everything in his power to prevent free roaming cattle from coming onto neighboring residential properties and causing damage. Nothing has been done to prevent this. Nothing.

It is my recommendation this be part of the stipulation if this whole project is going to be approved. What I mean by a stipulation is specific language is added indicating the cattle currently or seasonal on Shinn ranch must stay on Shinn Ranch if this project is to be approved.

It is baffling to me, as a person in government service of 34 years, that such a thing would be allowed while this development is trying to go forward. It is not like code enforcement and zoning/planning do not know about this issue. I have written and talked to several people, but as I said before there is a major shift of responsibility. The county's own animal control realizes and knows it is an issue at least.

I am asking this planning commission to take these issues under consideration and make the development erect a fence between the two properties.

This whole development was disguised and deceived. Had I known it was going to be I never would have bought the property, but this was all veiled to me. I bought this property for peace and quiet, and that is what it is now, and if this project is approved there will be no more of peace and quiet. I bought this land some ten years ago or so, and I invested most of my money in it to be my retirement home. Now it is being slowly destroyed by cattle and eventually this development, and unfortunately land and home values in this area are so economically depressed I could never gain a return on my home: it would be a complete loss so I have to stay with it. I am not saying I am old, but I don't have the fortunes, time, or age to start over so I am asking you to consider all and not allow this development to go forward.

Truly,

A handwritten signature in black ink, appearing to read 'Mario C Toti', written in a cursive style.

Mario C Toti

Mario.Toti@me.com









