

July 1, 2024

Address: 2911 PATRIOT WY, Valley Springs, CA 95252

The owners of the property at 2911 Patriot Way in Valley Springs have operated an illegal business named "4 Horse Ranch" for several years. During this time they have blatantly circumvented the zoning laws of Calaveras County while claiming that they are simply victims of angry neighbors. The truth of the matter is they are simply not zoned to operate a for-profit horse boarding facility and have clearly demonstrated they are not operating as responsible citizens. They show a blithe disregard for Calaveras County and their neighbors.

The County has a process for attempting to comply with the counties regulations via a conditional use permit. However, they have repeatedly failed to perform the duties they are required to obtain this permit.

As a business owner, they are not interested in operating a responsible, clean, and humane facility. The amount of flies that swarm the horses and anyone who drives down Patriot Way is a massive health concern. There is literally no shade for the horses. In scorching heat, these animals are left to endure temperatures of 100+ degrees, with no shade! Even the arrangement of the horse stalls is inconsistent with someone trying to do their best to meet the minimum expectation of someone trying to be considerate of others. They own approximately 20 acres of land, yet they installed makeshift and permanent stalls right down the middle of the easement road that splits their property. They have plenty of land to setup their operation away from the road, but they continue to demonstrate choices that are poor, at best. This means that anyone who travels down Patriot Way must drive between the stalls, deal with flies and worry about hitting a horse or, even worse, a pedestrian. The dust that the horses and riders make means you cannot drive or walk on Patriot Way with your windows down.

As a neighbor, they have tried to paint a picture of themselves as victims. In reality, it is the

neighbors and the horses who are victims. Citizens should not have to worry about their health and safety, simply because 4 Horse Ranch does not want to comply with the Counties repeated requests for compliance. There is a pattern here. They continually show utter disregard for the county and their neighbors while blatantly operating an illegal business. As an example of their underhanded tactics, until 2022, they had hidden the fact they built a home on the property to avoid paying their fair share of property taxes. Since they were caught, the assessors office increased their assessed value in 2022. And as of today, they have not paid a dime of their property taxes, dating all the way back to 2022. They still owe the property taxes for 2022 in the amount of \$6,301.06! This demonstrates further their utter disregard for performing responsibly, let alone, legally.

As a citizen, we each have rights and responsibilities that we must live by. They have made it clear they want all the benefits, without responsibilities. I ask that you put an end to this once and for all. Please deny the application for a permit that would allow them to continue to run this unsafe and unsanitary operation any longer. \_

X CONCERNED NEIGHBOR