

Supervisors,

Since January 9, 2018, we, the residents of Granite Bay, have come before you to detail unlawful activities that have come to light in our neighborhood of Granite Bay. We presented three issues regarding Commissioner Moss: Operating a business without a license; Ignoring his Development Conditions and County Landscape Guidelines with respect to his landscape obligations; and eliminating the Condition to construct a Multi-use Trail and burdening the tax payers for it. Sixty days later nothing has been done to address these issues.

Therefore, the residents of Granite Bay in Placer County's District 4 are calling on the Placer County Board of Supervisors to vote to remove District 4 Planning Commissioner Jeffrey Moss (Commissioner Moss) in response to the many blatantly illegal and unethical behaviors detailed previously and below.

Commissioner Moss has not represented our community, has not adhered to the environmental, zoning and planning laws of California, has ignored the regulations and codes of Placer County, and has purposely misused his position for his own financial gain. Commissioner Moss circumvented the Board of Supervisor's discretionary powers and continues to manipulate Placer County officials and their planning procedures for his personal gain.

When Commissioner Moss was sworn in as our Planning Commissioner, he swore to uphold the principles of the California State Constitution as well as adhere to Placer County's Ethics Ordinance. As the following evidence demonstrates, he has failed to do so through his involvement in numerous conflicts of interest, repeated violations of the law, and making deceptive and false statements.

Placer County Code and California State Law have specific statutes addressing this type of behavior which we now request the Board of Supervisors enforce through his dismissal. (See attached).

The incidents involving Commissioner Moss's unethical and illegal activities are summarized below:

1. **CDFW NOTICE OF VIOLATION** - Commissioner Moss, representing his family business, violated California Environmental Laws, Placer County Codes and their own Development Agreement by destroying riparian zones, destroying, altering, and filling wetlands, and by placing their parking, buildings and drainage swales in the stream, habitat or setback area of the tributary of Linda Creek.
2. **VALID BUSINESS LICENSE** - Commissioner Moss, in violation of state law and Placer County Codes, has been and is currently operating a commercial mini-storage facility at 9961 Hadleigh Drive in a residentially zoned area without a valid business license since October 2017. The Active Business License for the existing storage facility was issued for an APN that hasn't been valid for twenty years making the current license also invalid and fraudulent.
3. **STORING HAZARDOUS WASTE** - Commissioner Moss dumped hazardous waste in the open space area on his residentially zoned parcel adjacent to the in South Placer County in an attempt to expand his storage facility.

4. **VIOLATED OPERATING CONDITIONS** - Commissioner Moss knowingly violated the Conditions of Approval for his existing storage facility by extending his hours of operation outside those prescribed in the Board approved Conditions of Approval.
5. **FALSE ENTITLEMENT INFORMATION** - Commissioner Moss lied to and misled Placer County officials and planning staff when applying for the new Treelake Village Storage facility at 9961 Hadleigh Drive in order to circumvent compliance with California State Laws and Placer County Codes and Ordinances.
6. **FALSE DRAINAGE STATEMENTS** - Commissioner Moss knowingly provided false and inaccurate information to Placer County officials on the Placer County Project Checklist concerning site drainage and flood plain considerations to avoid increased project delays and costs.
7. **FALSIFIED BUILDING PERMITS** - Commissioner Moss knowingly falsified Building Permit Applications for the expansion of his storage facility at 9970 Hadleigh Drive claiming they were on the same parcel as his other buildings but constructing them on the adjacent parcel. This enabled an expansion of his facility on an open parcel reserved for watershed purposes that couldn't have occurred otherwise and circumvented required environmental review.
8. **FALSE ARCHEOLOGY ANSWER** - Commissioner Moss knowingly provided false and inaccurate information to Placer County official concerning the archaeological sites in proximity to his development on the application for the original Treelake Village mini-storage facility at 9970 Hadleigh Drive to avoid the delays of further studies and increased project costs.
9. **ABUSED AUTHORITY TO INFLUENCE DECISIONS** - Commissioner Moss used his influence in his dual role as Applicant and Commissioner to circumvent his own Conditions of Approval for the Treelake Village Planned Development and Placer County's own Landscape Guidelines to neither submit the required project plans nor comply with landscape regulations designed to protect adjacent residential neighborhoods for his own financial gains.
10. **FALSIFIED PERMITS AND TAX ROLLS** - Commissioner Moss built approximately 5 acres of Mini-Storage and RV/Boat Storage on a neighboring parcel to his original facility that, nearly twenty years later, is still identified and taxed as open space. To do so, he lied on the application, and has lied each year since in his County taxes.
11. **ABUSED POSITION TO DISREGARD TRAIL CONDITION** - Commissioner Moss has ignored the Placer County Board of Supervisors conditions of approval for the Treelake Terrace development and failed to construct and dedicate the required public multi-use trail required. Mr. Moss has huge financial gains by relocating the location of the trail off his property and shifting the financial burden to build it onto Placer County taxpayers.
12. **VIOLATED ZONING LAWS** - Commissioner Moss is violating California State Zoning Laws and the Placer County Zoning Ordinance by operating a commercial mini-storage business at 9970 and 9961 Hadleigh Drive in a residential/ agriculturally (RS-Ag) zoned area.

Evidence supporting these facts is included in this report and demonstrates that Planning Commissioner Jeffrey Moss has repeatedly and wantonly disregarded the California State laws and ethical principles he is sworn to enforce for his own personal financial benefit. His behavior is a blemish on the service provided by the hardworking Placer County public servants. As a public servant, Commissioner Moss had the obligation to recuse himself from directing the staff on his own applications but did the opposite and directed and influenced staff for his personal gain. We are calling upon Placer County's elected officials to hold him accountable to the ethical standards established the State of California and Placer County and to suspend and vote to remove District 4 Planning Commissioner Jeffrey Moss from his appointed position on the Placer County Planning Commission.