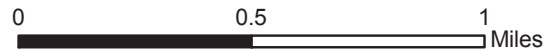


File No. TM-E20-0003
Location Map

 Shinn Ranch Site



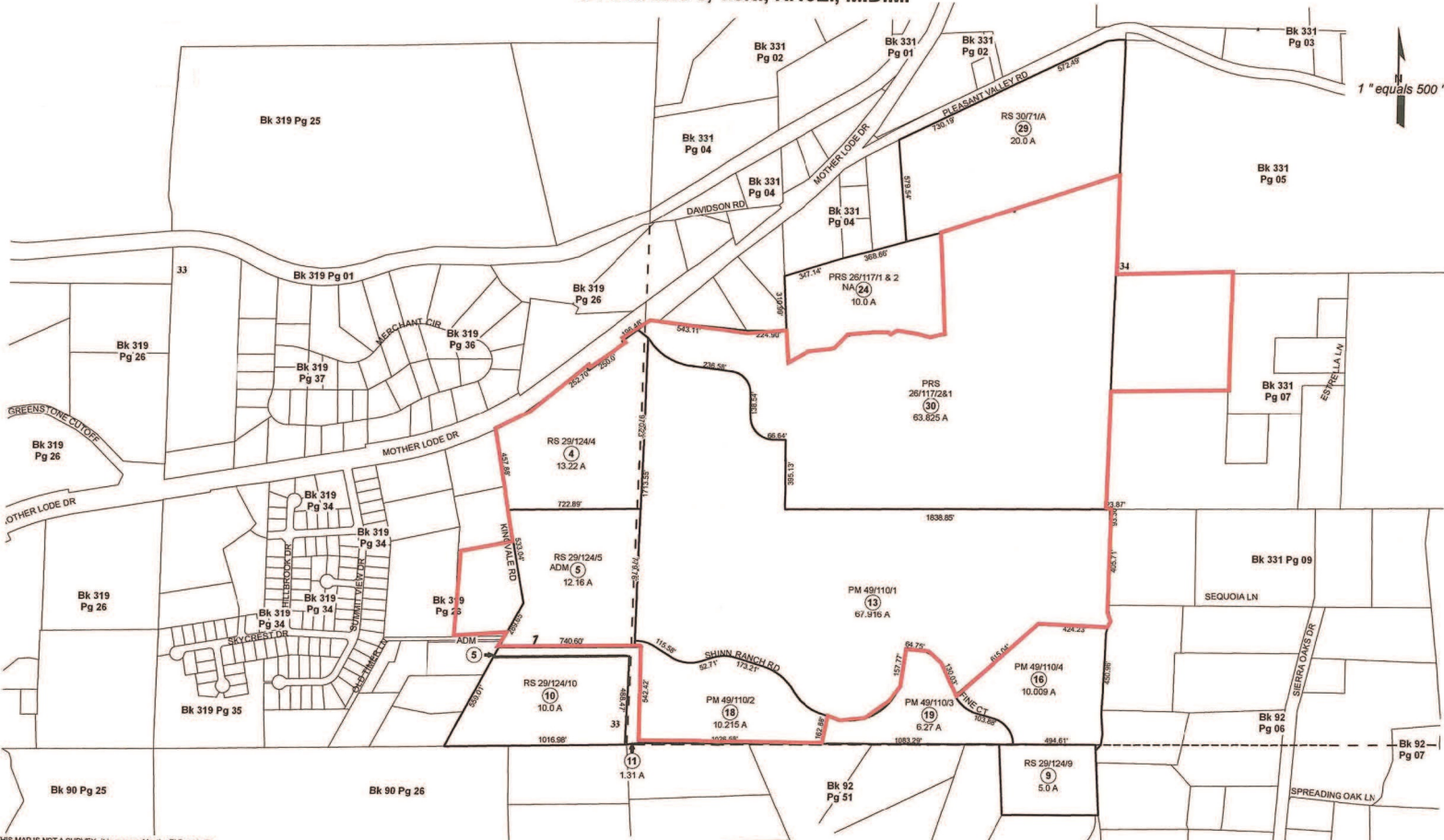
Shinn Ranch Subdivision
Tentative Map Extension



TM-E20-0003 Exhibit A: Location/Vicinity Map

PORS. SECS. 33 & 34, T.10N., R.10E.,
& POR. SEC 3, T.9N., R.10E., M.D.M.

331:62



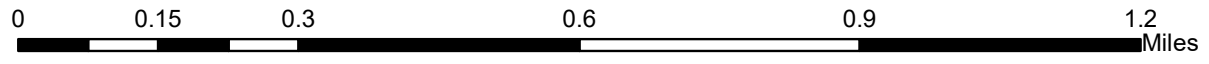
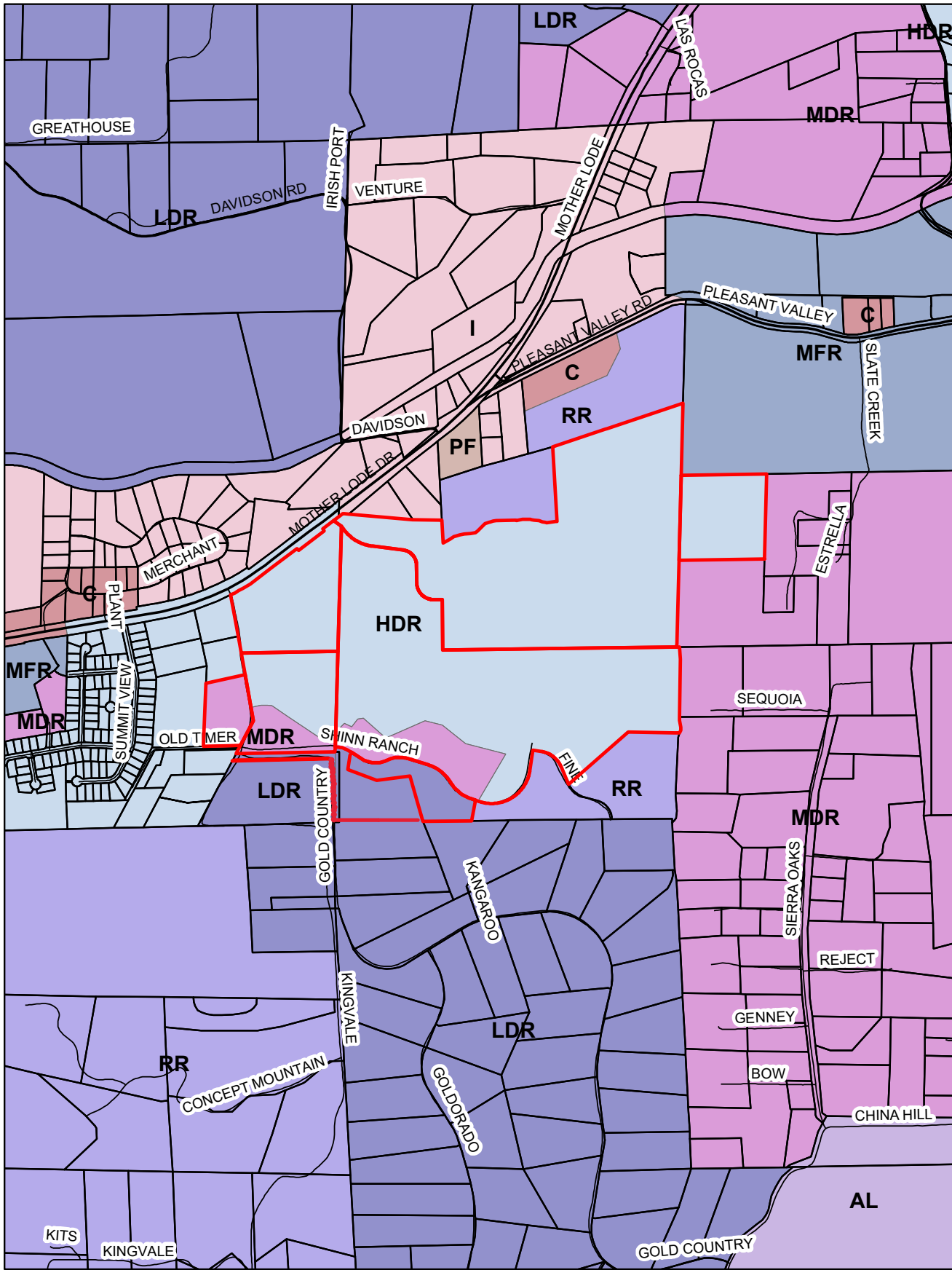
THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Acreages Are Estimates

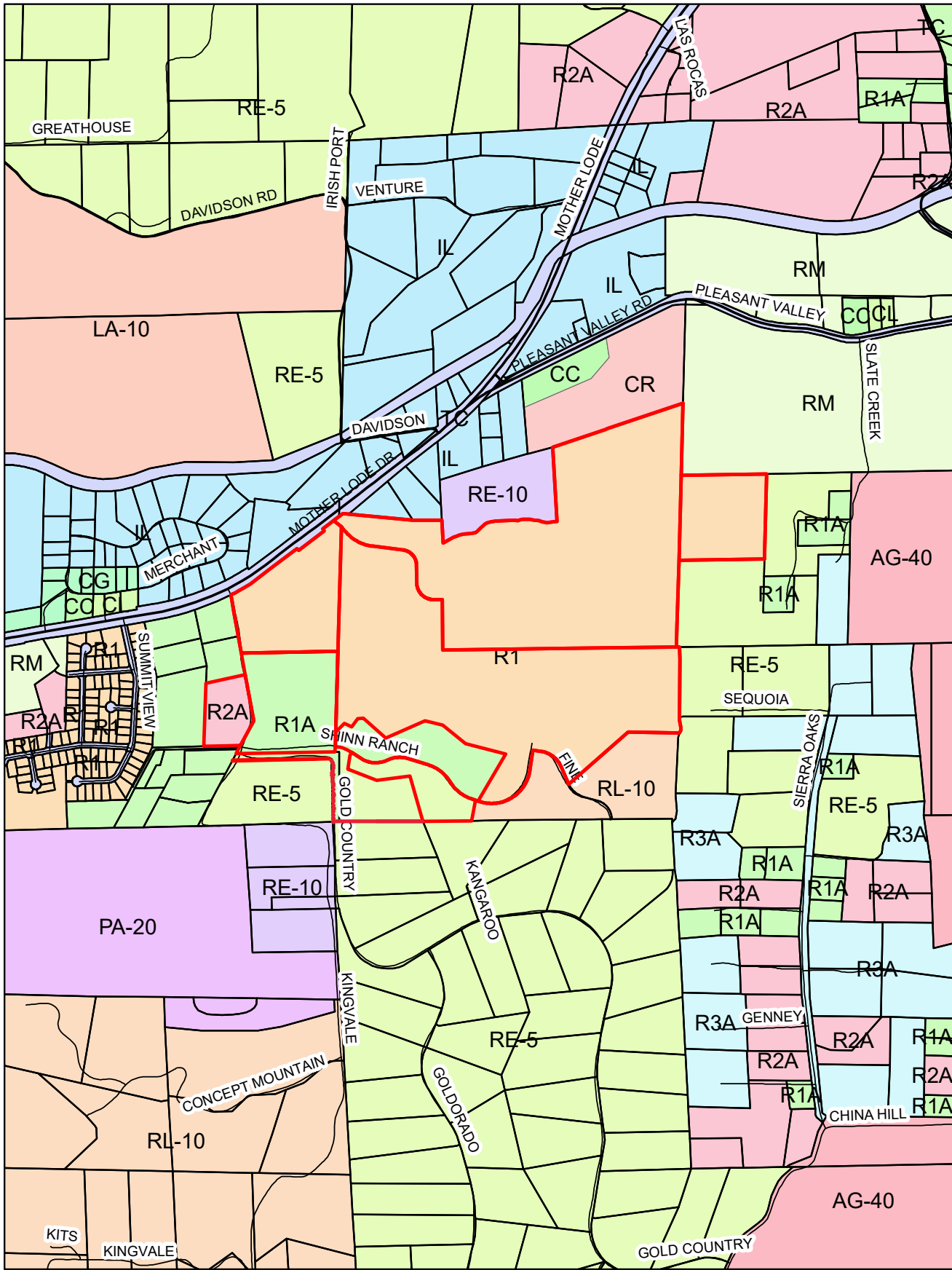
Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Rev. Sept. 14, 2007 Assessor's Map Bk. 331 Pg. 62
County of El Dorado, CA

TM-E20-0003 Exhibit B: Assessor's Parcel Map



TM-E20-0003 Exhibit C: General Plan Land Use Map



TM-E20-0003 Exhibit D: Zoning Map

AMENDED VESTING TENTATIVE SUBDIVISION MAP

SHINN RANCH

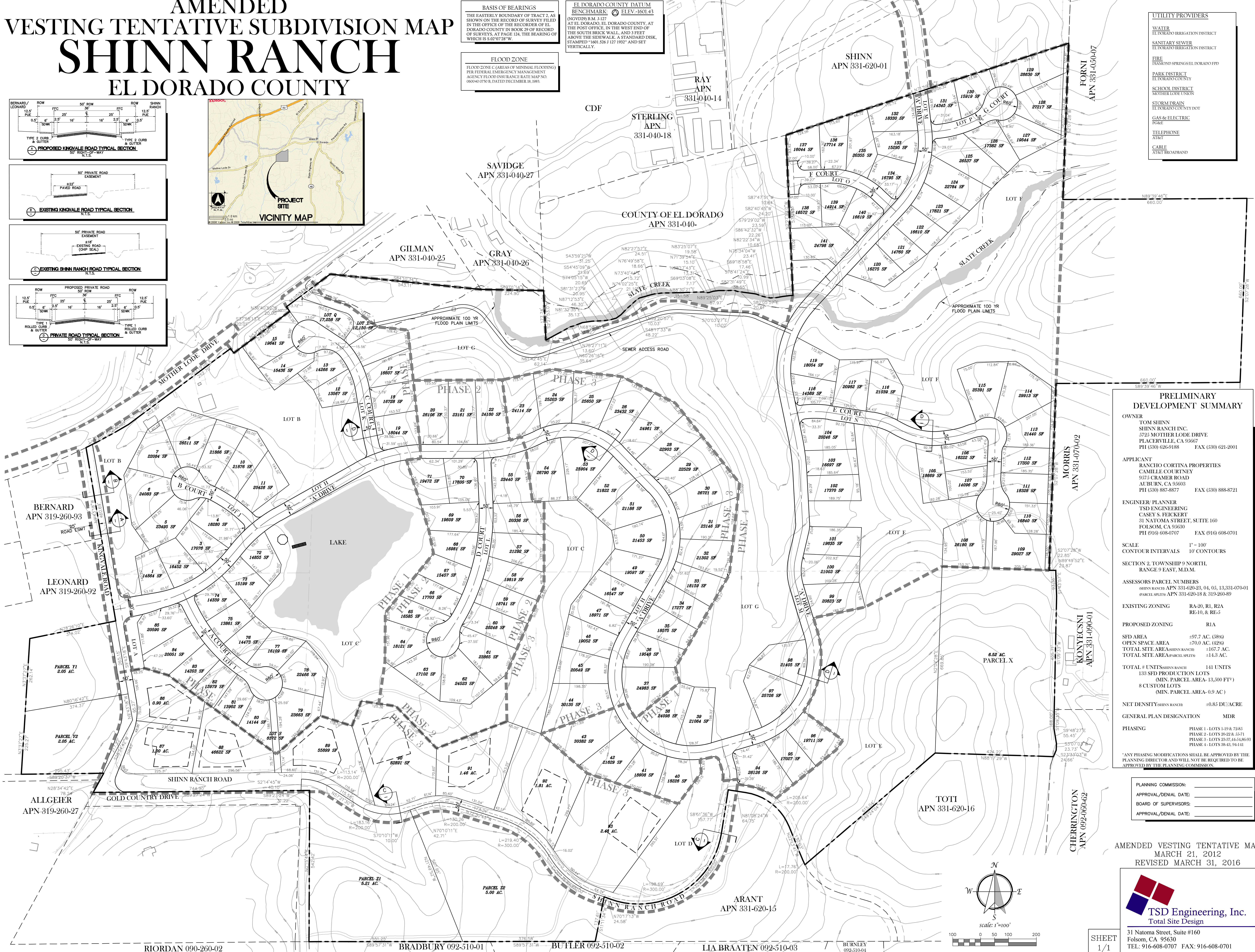
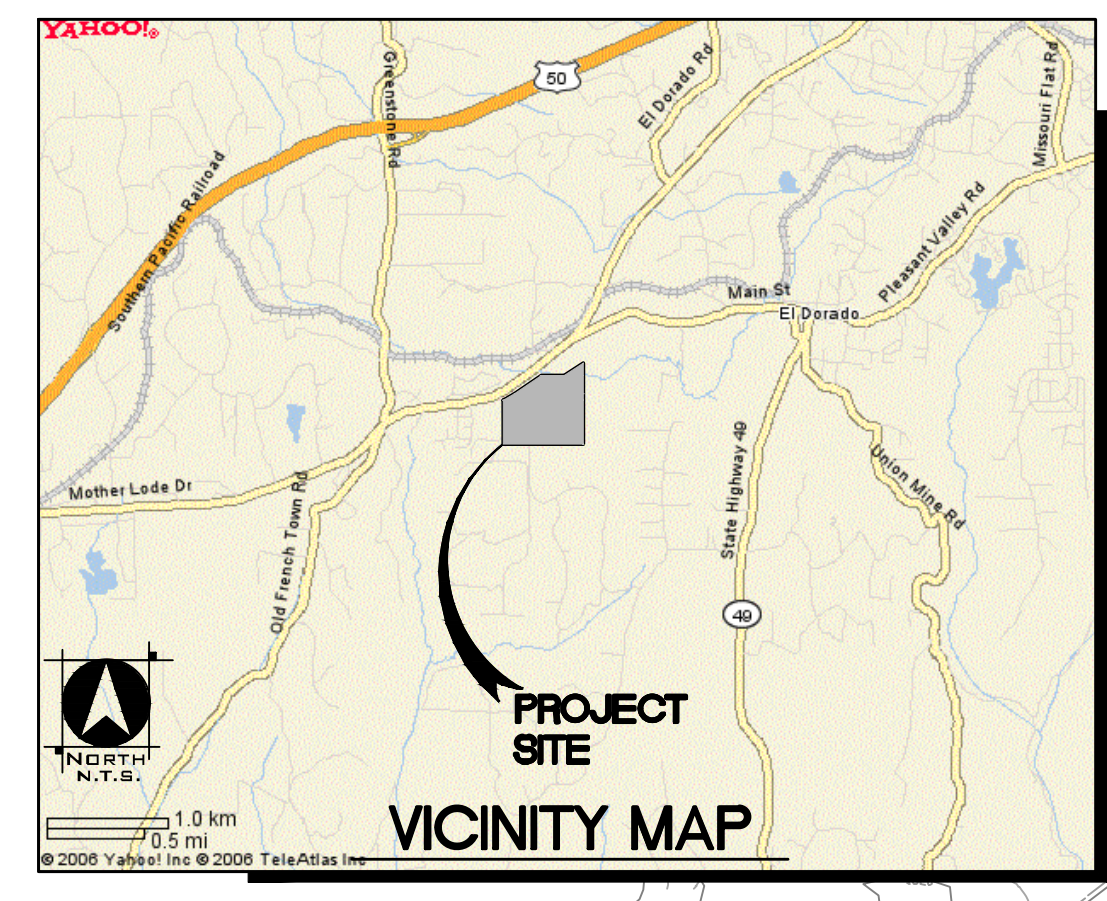
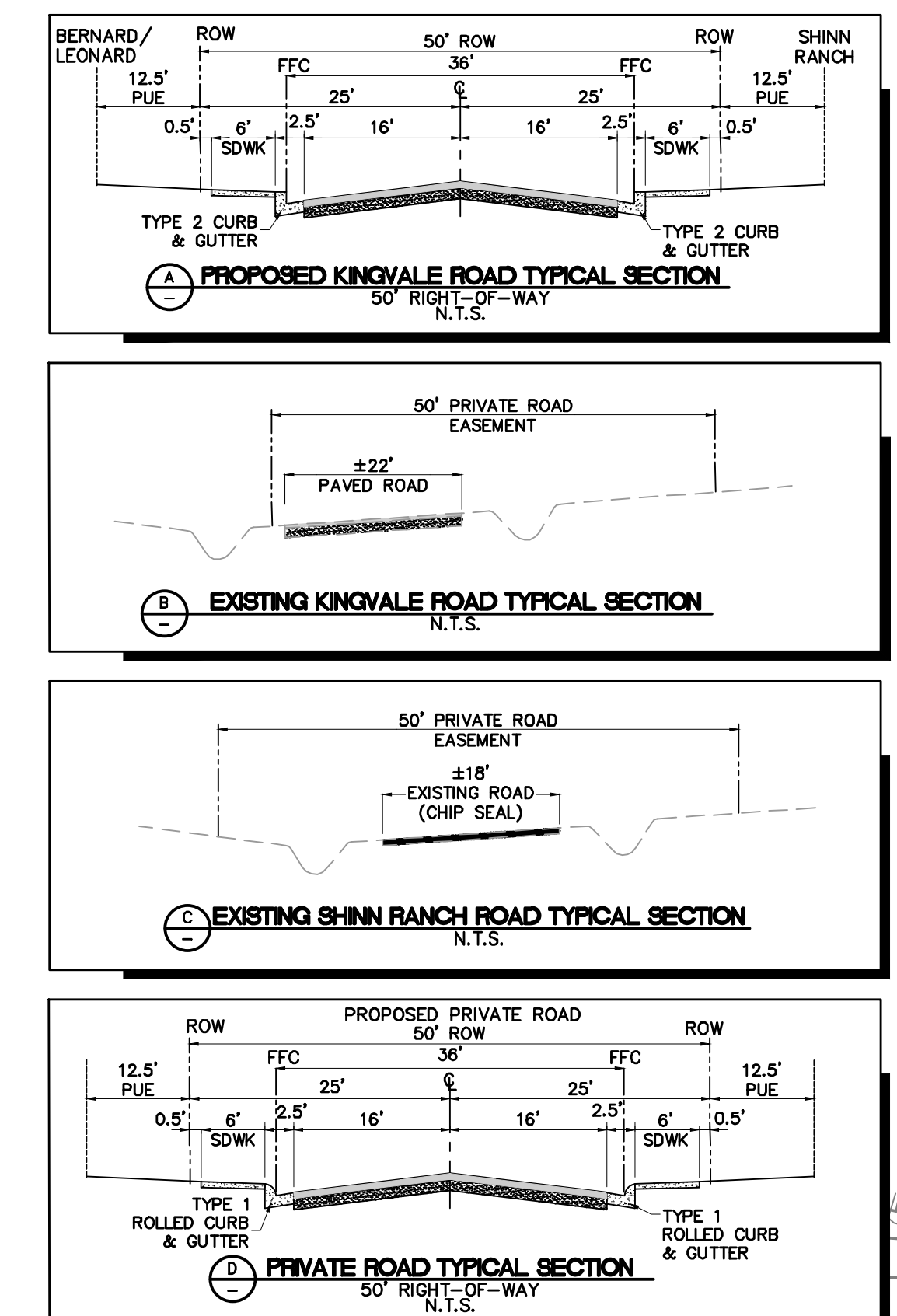
EL DORADO COUNTY

BASIS OF BEARINGS
 THE EASTERLY BOUNDARY OF TRACT 2, AS SHOWN ON THE RECORD OF SURVEY FILED IN THE OFFICE OF THE RECORDER OF EL DORADO COUNTY IN BOOK 29 OF RECORD OF SURVEYS, AT PAGE 134, THE BEARING OF WHICH IS S.02°07'28"W.

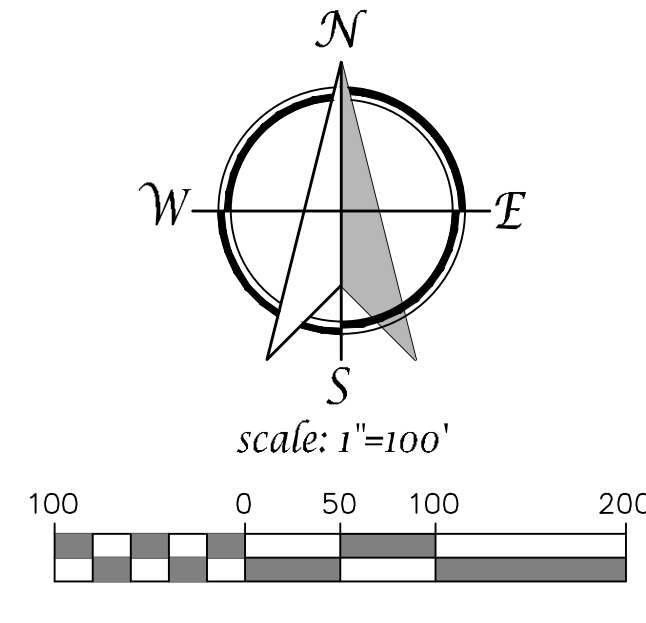
EL DORADO COUNTY DATUM BENCHMARK ELEV. 1601.43
 (NGVD29) B.M. J-127 AT EL DORADO, EL DORADO COUNTY, AT THE POST OFFICE, IN THE WEST END OF THE SOUTH BRICK WALL, AND 3 FEET ABOVE THE SIDEWALK, A STANDARD DISK, STAMPED "1601.526 127 1952" AND SET VERTICALLY.

FLOOD ZONE
 FLOOD ZONE C (AREAS OF MINIMAL FLOODING) PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 980340 0700 R, DATED DECEMBER 18, 1995.

UTILITY PROVIDERS	
WATER	EL DORADO IRRIGATION DISTRICT
SANITARY SEWER	EL DORADO IRRIGATION DISTRICT
FIRE	DIAMOND SPRINGS-EL DORADO FFD
PARK DISTRICT	EL DORADO COUNTY
SCHOOL DISTRICT	MOTHER LODE UNION
STORM DRAIN	EL DORADO COUNTY DOT
GAS & ELECTRIC	PG&E
TELEPHONE	AT&T
CABLE	AT&T BROADBAND



PRELIMINARY DEVELOPMENT SUMMARY	
OWNER	TOM SHINN SHINN RANCH INC. 3725 MOTHER LODE DRIVE PLACERVILLE, CA 95667 PH (530) 626-9188 FAX (530) 621-2901
APPLICANT	RANCHO CORTINA PROPERTIES CAMILLE COURTNEY 9575 CRAMER ROAD AUBURN, CA 95603 PH (530) 887-8877 FAX (530) 888-8721
ENGINEER/PLANNER	TSD ENGINEERING CASEY S. FEICKERT 31 NATOMA STREET, SUITE 160 FOLSOM, CA 95630 PH (916) 608-0707 FAX (916) 608-0701
SCALE	1" = 100'
CONTOUR INTERVALS	10' CONTOURS
SECTION 2, TOWNSHIP 9 NORTH, RANGE 9 EAST, M.D.M.	
ASSESSORS PARCEL NUMBERS	SHINN RANCH APN 331-620-23, 01, 05, 13, 331-070-01 PARCEL Y1 APN 331-620-18 & 319-260-88
EXISTING ZONING	RA-20, RI, R2A RE-10, & RE-5
PROPOSED ZONING	RIA
SFD AREA	±97.7 AC. (68%)
OPEN SPACE AREA	±70.0 AC. (42%)
TOTAL SITE AREA (SHINN RANCH)	±167.7 AC.
TOTAL SITE AREA (PARCEL Y1 & Y2)	±143.5 AC.
TOTAL # UNITS (SHINN RANCH)	141 UNITS
133 SFD PRODUCTION LOTS	(MIN. PARCEL AREA-13,500 FT ²)
8 CUSTOM LOTS	(MIN. PARCEL AREA-0.9 AC)
NET DENSITY (SHINN RANCH)	±0.85 DU/ACRE
GENERAL PLAN DESIGNATION	MDR
PHASING	PHASE 1 - LOTS 1-19 & 72-85 PHASE 2 - LOTS 20-22 & 33-71 PHASE 3 - LOTS 23-37, 44-54, 58-69 PHASE 4 - LOTS 38-43, 94-111
ANY PHASING MODIFICATIONS SHALL BE APPROVED BY THE PLANNING DIRECTOR AND WILL NOT BE REQUIRED TO BE APPROVED BY THE PLANNING COMMISSION.	
PLANNING COMMISSION:	
APPROVAL/DENIAL DATE:	
BOARD OF SUPERVISORS:	
APPROVAL/DENIAL DATE:	



AMENDED VESTING TENTATIVE MAP
 MARCH 21, 2012
 REVISED MARCH 31, 2016

TSD Engineering, Inc.
 Total Site Design
 31 Natoma Street, Suite #160
 Folsom, CA 95630
 TEL: 916-608-0707 FAX: 916-608-0701

SHEET 1/1

June 23, 2020

Justification Statement – Shinn Ranch Tentative Map Extension

Silverado Homes, Inc. on behalf of Shinn Ranch Investments, LLC, requests a one-year extension to current Shinn Ranch Tentative Map (APNs 331-620-13-100, 331-620-04-100, 331-620-05-100, and 331-620-30-100). This would extend the tentative map from December 4, 2021 to December 4, 2022. We have completed of the first phase of Shinn Ranch Improvement Plans and the first phase Final Map. The Improvement Plans are ready for County and EID approval pending payment of fees.

The Shinn Ranch project was economically unviable during economic recession and recent years and now has been further hindered due to the economic impact result from Covid-19 pandemic shutdown. While the future economic climate is uncertain, we hope for a recovery that would allow the project to move forward in 2021 or 2022.

We do not propose any changes to the underlying and previously approved tentative map conditions and the final Map currently under review is substantial conformance to the approved tentative map.

TM-E20-0003 Exhibit G: Shinn Ranch Tentative Map Timeline and Expiration				
Item No.	Type of Action	Application	Dates (From/To)	Total Years
1	Discretionary	Original TM Approval Date	12/4/2007	2
		Original Expiration	12/4/2009	
		EDC Code Sec. 120.74.020		
2	Automatic	Automatic Time Extension	12/4/2009	1
		Revised Expiration	12/4/2010	
		Note: One-year time extension under 66452.21 (SB1185)		
3	Automatic	Automatic Time Extension	12/4/2010	2
		Revised Expiration	12/4/2012	
		Note: Two-year time extension under 66452.22 (AB 333)		
4	Automatic	Automatic Time Extension	12/4/2012	2
		Revised Expiration	12/4/2014	
		Note: Two-year time extension under SMA 66452.23 (AB 208)		
5	Automatic	Automatic Time Extension	12/4/2014	2
		Revised Expiration	12/4/2016	
		Note: Two-year time extension under SMA 66452.24 (AB 116)		
6	Discretionary/ Legislative	Time Extension	12/4/2016	2
		Revised Expiration	12/4/2018	
		Note: Request for two-year time extension in accordance with SMA 66452.a.		
7	Discretionary/ Legislative	Time Extension	12/4/2018	3
		Revised Expiration	12/4/2021	
		Note: Request for three-year time extension in accordance with SMA 66452.a.		
Current Request				
8	Discretionary/ Legislative	Time Extension	12/4/2021	1
		Revised Expiration if Approved	12/4/2022	
		Note: Request for one-year time extension in accordance with SMA 66452.a.		