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PLANNING DEPARTMENT

May 31, 2016

**Community Development Agency
Development Services Division
2850 Fairlane Court,
Plaverville, CA 95667**

Opposition to Map Extension TM071441- E /Shinn Ranch Tentative Map El Dorado, CA
Silverado Homes TM 071441-R 146 residential lots

To Whom It May Concern:

As an owner in the already existing Shinn Ranch Development we strongly oppose this development.

We oppose for the following reasons. After many years of tentative map approval we were only just formerly informed of the map in May 2016? No notification has ever been provided to any of the Four existing land owners in the existing subdivision. Additionally, the existing road is not maintained nor is there any weed/fire control for the entire subdivison during the hot summer months. (Fire Danger) The 4 land owners are maintaing the weed control within their property lines. Concern for the ranch and neglect of weeds, fallen trees creating concern for extreme fire danger in summer months.

Why were we as nearby landowners who will be unjustly affected not notified sooner of this tentative map when it was approved? The zoning has been changed to residential and yet cattle have been existing/grazing on this property since November 2015. Grazing occurs each and every year on a property zoned for residential?

We also oppose for the reason of postponed infrastructure for the additional homes, automobiles, traffic, gridlock and existing 2 (two) lane highway on Highway 50 to Sunrise Blvd. in Sacramento County.

We also oppose for the construction activities between 7 a.m. to 7 p.m. during weekdays and 8 a.m. to 5 p.m. on Saturday, Sunday and Federal Holidays! As we know the contractors and subcontractors will not adhere to the time restraints.


Lisa Arant


Larry Arant

warranted. To achieve this goal, the contractor shall ensure that all construction personnel understand the need for proper and timely reporting of such finds and the consequences of any failure to report them.

Monitoring: Recommendations of the archaeologist shall be transmitted to Planning Services to determine the course of action to mitigate the new impact.

11. If human remains are encountered during earth-disturbing activities within the project area, all work in the adjacent area shall stop immediately and the El Dorado County Coroner's office shall be notified. If the remains are determined to be Native American in origin, both the Native American Heritage Commission (NAHC) and any identified descendants shall be notified by the coroner and recommendations for treatment solicited (CEQA Guidelines § 15064.5; Health and Safety Code § 7050.5; Public Resources Code §§ 5097.94 and 5097.98).

Monitoring: Recommendations of the archaeologist shall be transmitted to Planning Services to determine the course of action to mitigate the new impact.

12. In accordance with by El Dorado County General Plan Policy 6.2.2.2, the applicant shall retain a Registered Professional Forrester to prepare a Fire Safe Plan that identifies "defensible space" requirements, emergency access routes, signage, emergency water standards, annual fuel modification maintenance plans, and other measures to address wildland fire hazards. The plan shall be submitted to the Diamond Springs/El Dorado Fire Protection District for approval. The Fire Safe Plan measures shall be incorporated into the Final Tract Map.

Monitoring: Prior to approval of the final map, the fire protection district shall notify Planning Services that the Fire Safe Plan is acceptable to them.

13. Prior to the issuance of building permits, the applicant shall provide plans to the County of El Dorado identifying a barrier of 6 feet in height at the property lines of the residences located nearest to Mother Lode Drive, in accordance with Figure of the Acoustical Assessment prepared by Ballard Acoustical Consultants.

Monitoring: The wall shall be installed prior to occupancy of any adjoining residence.

14. Mechanical ventilation (air conditioning) shall be provided for all residences in this project to allow the occupants to close doors and windows as desired to achieve compliance with the applicable interior noise level criteria.

Monitoring: Air conditioning units shall be shown on mechanical sheets of the building plans.

15. ~~Construction~~ activities shall be limited to the hours of 7 a.m. to 7 p.m. during weekdays and 8 a.m. to 5 p.m. on Saturday, Sunday, and federal holidays.