

12/8/2020

Edcgov.us Mail - Fwd: Shinn Ranch comment



PC 12-10-20
Item # 2
Julie Saylor <julie.saylor@edcgov.us>
2 pages

Fwd: Shinn Ranch comment

1 message

Planning Department <planning@edcgov.us>
To: Julie Saylor <julie.saylor@edcgov.us>

Tue, Dec 8, 2020 at 11:24 AM

----- Forwarded message -----

From: **Marina Levko** <marinalevko@yahoo.com>
Date: Tue, Dec 8, 2020 at 11:23 AM
Subject: Shinn Ranch comment
To: <planning@edcgov.us>

The area we live in is quiet forest neighborhood with few acres of land per house. The Kingvale rd. is the only access that is narrow and tiny. The new project to build about 150 houses on Shinn Ranch is not making residence of this neighborhood too happy. It will ruin the nature we have now and turn it in regular city neighborhood. My main concern is where will the road to this new neighborhood be? I'm ok with new neighborhood only if it will have separate road entrance from Mother Lode Dr. which will need to be expanded to have additional turning lanes. The access from Kingvale rd. shouldn't be used.



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

<https://www.edcgov.us/Government/Planning>

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NOTICE OF PUBLIC HEARING

The County of El Dorado Planning Commission will hold a public hearing in the Planning Commission Hearing Room, 2850 Fairlane Court, Placerville, CA 95667 on **December 10, 2020**, at 8:30 a.m., to consider the following: Tentative Subdivision Map Time Extension TM-E20-0003/Shinn Ranch submitted by SILVERADO HOMES to request for one, one-year time extension to the approved Shinn Ranch Tentative Subdivision Map (TM07-1441) resulting in a new expiration date of December 4, 2022. The property, identified by Assessor's Parcel Numbers 331-620-030, 331-620-032, 331-620-004, 331-620-005, 331-620-013, 331-070-001, 092-510-018, and 319-260-089, consisting of 182.9 acres, is located on the south side of Mother Lode Drive, east of the intersection with Kingvale Road, in the El Dorado area, Supervisorial District 3. (County Planner: Matthew Aselage, 530-621-5977) (Previously Adopted Mitigated Negative Declaration)

Agenda and Staff Reports are available prior at <https://eldorado.legistar.com/Calendar.aspx>

All persons interested are invited to write their comments to the Planning Commission in advance of the hearing. In light of COVID-19, all persons may be required to observe and participate in the hearing remotely as in-person attendance may be restricted depending on the current COVID-19 recommendations as the hearing date approaches. For the current remote options, including whether in-person attendance is allowed or a potential change in hearing location if in-person attendance resumes, please check the meeting Agenda no less than 72 hours before the meeting, which will be posted at <https://eldorado.legistar.com/Calendar.aspx>. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing. Any written correspondence should be directed to the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: planning@edcgov.us.

**This project is exempt from the California Environmental Quality Act (CEQA) pursuant to the above-referenced section, and it is not subject to any further environmental review.

To ensure delivery to the Commission prior to the hearing, written information from the public is encouraged to be submitted by Thursday the week prior to the meeting. Planning Services cannot guarantee that any FAX or mail received the day of the Commission meeting will be delivered to the Commission prior to any action.

COUNTY OF EL DORADO PLANNING COMMISSION
 TIFFANY SCHMID, Executive Secretary
 November 13, 2020