



Legislation Details (With Text)

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Title: Development Services Department, Planning Services Division, is forwarding a request from San Stino, LP for a Conceptual Review of Pre-Application PA10-0016/San Stino for property identified by APNs 090-220-05, 090-220-24, 090-190-010, 090-380-19, and 090-380-02, consisting of 645 acres, in the Shingle Springs area; and recommending the Board provide comments to the applicant. (Supervisory District II) (Est. Time: 1 Hr.)

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Staff Memo.pdf, 2. B - Conceptual Review Letter from B. Pearson.pdf, 3. C - Letter from Douglas Keppler attached 11-29-10

Date	Ver.	Action By	Action	Result
11/9/2010	1	Board of Supervisors	Received and Filed	

Development Services Department, Planning Services Division, is forwarding a request from San Stino, LP for a Conceptual Review of Pre-Application PA10-0016/San Stino for property identified by APNs 090-220-05, 090-220-24, 090-190-010, 090-380-19, and 090-380-02, consisting of 645 acres, in the Shingle Springs area; and recommending the Board provide comments to the applicant. (Supervisory District II) (Est. Time: 1 Hr.)

Background: San Stino, LP (Agent: Joel Korotkin) has requested a Conceptual Review with the Board of Supervisors on Pre-Application PA10-0016/San Stino. The property, identified by Assessors Parcel Numbers 090-220-05, 090-220-24, 090-190-010, 090-380-19, and 090-380-02, consisting of 645 acres, is located south of Mother Lode Drive and along French Creek Road in the Shingle Springs area, Supervisory District II. [Project Planner: Mel Pabalinas]

A Staff Memo dated October 1, 2010 is attached. Hard copies of the exhibits are provided in black and white, however, some exhibits are available "in color" electronically on the Board's agenda website.

The Board adopted Resolution 043-2009 on February 24, 2009 creating a Conceptual Review process. For a Conceptual Review, staff prepares a minor report to the decision-makers outlining the basic issues for discussion. This process allows for projects to receive early feedback from either the Planning Commission and/or the Board in an informal workshop setting without benefit of a vote. Projects can also receive comments on preliminary project design to ensure conformance with County policy and ordinances.

Filed in August 2010, the pre-application consists of a conceptual review of a planned development, San Stino, located in the Shingle Springs area. The development contemplates a mixture of predominantly residential development with varying range of densities taking into consideration

topography, compatibility with existing adjacent residential development, and natural site constraints combined with select sites for neighborhood commercial sites.

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