

Presentation  
for Tilden Park Proposed Development,  
Shingle Springs, California

to the  
Planning Commission  
County of El Dorado

February 14, 2019

# Presentation Agenda

- Introduction by Mike Nihan and Evan Mattes
- Project Description and History by Craig Sandberg
- Environmental Report by Bibiana Alvarez, AES

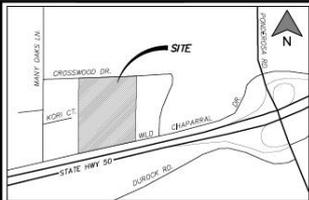
# Proposed Entitlement

- General Plan Amendment from Medium Density Residential (MDR) to Commercial (C)
- Rezoning into two parcels:
  - One existing parcel to community commercial (CC), composed of a 60-80 room hotel, a small restaurant, a small grocery store, a small retail building, and a small office
  - One existing parcel remaining Residential One-Acre (R1A)
- Tentative Subdivision Map to create six new parcels
  - Three zoned R1A and three zoned CC









VICINITY MAP  
SCALE APPROX 1"=500'

HOTEL BUILDING AND SITE LOTS	
NUMBERS OF ROOMS	6040
LEVELS	4
GROUND LEVEL	PARKING
LEVELS 2-4	LOADING
MAXIMUM HEIGHT	50'
MAXIMUM SQUARE FEET PER LEVEL	18,000 SF
SITE FLOOR AREA RATIO	0.35
TYPE OF CONSTRUCTION	TYPE V

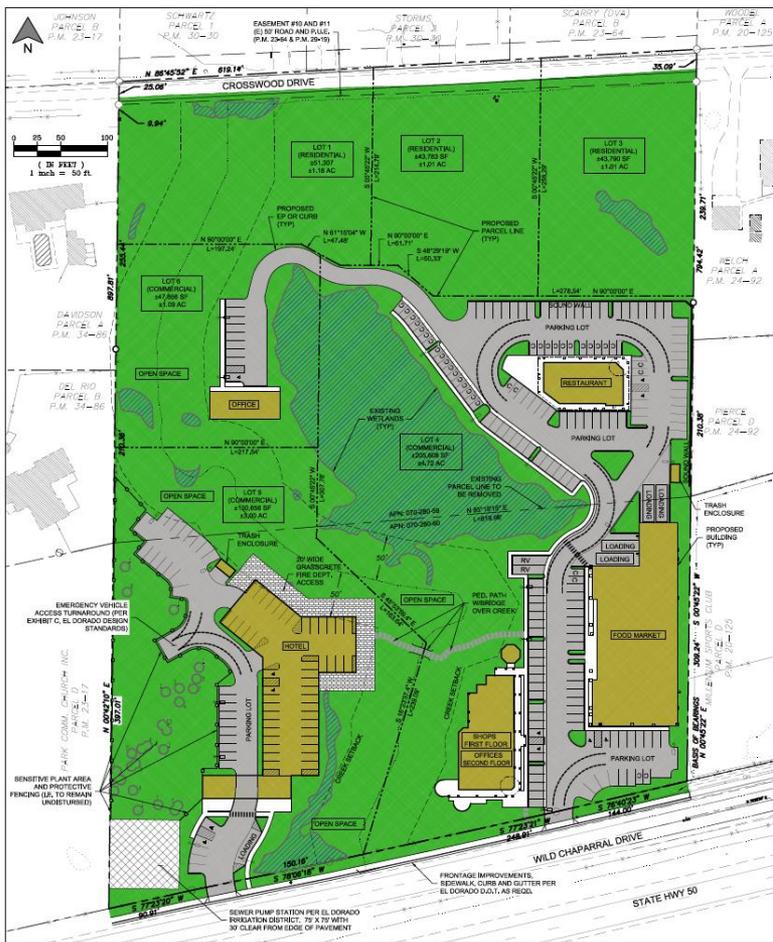
PARKING BREAKDOWN	REQUIRED	PROPOSED
LOT 5 (HOTELS)	7406	76
(80-90 ROOMS)	(1.2 PER ROOM)	N/A (UP TO 35%)
COMPACT SPACES	N/A	N/A
ADA SPACES	4 (CA, ADA)	4 (VAN ACCESSIBLE)
RV SPACES	N/A	N/A
LOADING SPACES	1 (COVER 50 ROOMS)	1 (12'X40')

LOT 4 MIXED USE COMMERCIAL	
SPACES (8,000 SF)	1 (PER 300 SF)
OFFICES	34*
(8,000 SF)	(1 PER 250 SF)
RESTAURANT	28
(3,800 SF, 100 EMPLOYEES)	(1 PER 300 SF + 1 PER 2 EMPLOYEES)
* SHARED PARKING CREDIT (CRD): 130 (30,000 C) SHOPS/OFFICES (48 SPACES)	
SHARE WITH RESTAURANT (8 SPACES) (8.5 DIFFERENT HOURS OF OPERATION)	
(CREDIT 50% OF 48 SPACES = 23 SPACES)	
FOOD MARKET	100
(20,000 SF)	(1 PER 200 SF)
TOTAL	174
	180 + 20' = 163
COMPACT SPACES	N/A
	36 (43%)
ADA SPACES	6 (CA, ADA)
	6 (3 VAN ACCESSIBLE)
RV SPACES	2 (1 PER 20, RESTAURANT)
	2 (10'X30')
LOADING SPACES	4 (FOOD MARKET)
	4 (12'X40')

LOT 8 (OFFICES)	
SPACES (2,200 SF)	9
	1 (PER 250 SF)
COMPACT SPACES	N/A
	N/A (UP TO 35%)
ADA SPACES	1 (CA, ADA)
	1 VAN ACCESSIBLE

- LEGEND**
- EXISTING PARENT PARCEL LINE
  - EXISTING LOT LINE
  - COUNTY RIGHT OF WAY
  - PROPOSED PARCEL AND/OR LAND USE LINE
  - SETBACK LINE
  - EASEMENT (WETLAND OR UTILITY AS APPLICABLE)
  - 50' CREEK SETBACK (S/L) LINE
  - EXISTING INTERMITTENT CREEK FLOWLINE
  - EXISTING EDGE OF PAVEMENT
  - MAPPED WETLANDS (SYCAMORE ENVIRONMENTAL)
  - LOCATED SENSITIVE PLANTS (CORNACIOUS) (WITH NUMBER OF PLANTS FOR LOCATION ZONE) (SYCAMORE ENVIRONMENTAL)
  - FIRE TURNING RADIUS

# TILDEN PARK VESTING TENTATIVE MAP



ON-SITE LAYOUT INFORMATION

**DEVELOPMENT INFORMATION:**  
 OWNER/APPLICANT: REAL RETURNS, LLC  
 ENGINEER: JK ARCHITECTURE AND ENGINEERING  
 SURVEYOR: ALAN R. DEVERS PROFESSIONAL LAND SURVEYOR  
 WATER SUPPLY: EL DORADO IRRIGATION DISTRICT  
 SEWER SERVICE: EL DORADO IRRIGATION DISTRICT  
 POWER/GAS: PACIFIC GAS AND ELECTRIC (PG&E)  
 PHONE: AT&T

**PROJECT INFORMATION:**  
 SITE LOCATION: WILD CHAPARRAL DR  
 SINGOULI SPRINGS CA  
 EL DORADO COUNTY  
 APNS: 070-286-09  
 070-286-09  
 (192.1 ACRES)  
 SECTION, TOWNSHIP & RANGE:  
 PARCELS 1 AND 7 OF PM 24-17, BEING A PORTION OF THE S.W. 1/4 OF SECTION 1, T. 9N., R. 9E., M.D.M.  
 EXISTING LAND USE:  
 LAND USE: VACANT  
 ZONING: RESIDENTIAL ONE-ACRE (R1A)  
 PROPOSED LAND USE:  
 LAND USE: MIXED COMMERCIAL & RESIDENTIAL  
 ZONING: REZONE: R1A, CC, & OS  
 EXISTING PARCELS: 2  
 PROPOSED PARCELS: 3 RESIDENTIAL (LOTS 1, 2, & 3)  
 3 COMMERCIAL (LOTS 4, 5, & 6)

**LOT SIZE INFORMATION**

RESIDENTIAL	COMMERCIAL
LOT 1	1.18 AC
LOT 2	1.21 AC
LOT 3	1.21 AC
TOTAL	3.23 AC
LOT 4	4.72 AC
LOT 5	3.03 AC
LOT 6	1.26 AC
TOTAL	9.31 AC

**EASEMENT NOTES**  
 (NUMBER CORRESPONDS TO TITLE REPORT EXCEPTIONS NUMBER)  
 6. EXACT LOCATION UNKNOWN, PROPOSE TO ABANDON  
 7. EXACT LOCATION UNKNOWN, PROPOSE TO ABANDON  
 8. EXACT LOCATION UNKNOWN, PROPOSE TO ABANDON  
 10. "CROSSWOOD DRIVE" SHOWN ON MAP  
 11. "CROSSWOOD DRIVE" SHOWN ON MAP

**EL DORADO APPROVAL:**

PLANNING COMMISSION: \_\_\_\_\_  
 APPROVAL/DATE: \_\_\_\_\_  
 BOARD OF SUPERVISORS: \_\_\_\_\_  
 APPROVAL/DATE: \_\_\_\_\_

**SHEET INDEX**  
 C1.0 PROJECT LAYOUT & INFORMATION  
 C2.0 GRADING & DRAINAGE  
 C3.0 UTILITIES & EROSION CONTROL

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 11661 Blocker Drive  
 Suite 220  
 Altamira, CA 95603  
 530.588.0998  
 275 Hill Street, Suite 225  
 Reno, NV 89501  
 775.507.7056  
 www.jkaedesign.com

**TENTATIVE MAP STATEMENT**  
 I HEREBY STATE THAT THIS TENTATIVE MAP ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL RECORD EASEMENTS LISTED IN THE PRELIMINARY TITLE REPORT ISSUED BY "PLACER TITLE COMPANY", CREDIT NO. 2004006 DATED 2004/06/06. ALL EASEMENTS PROPOSED TO BE ABANDONED OR EXTINGUISHED ARE IDENTIFIED. EASEMENTS THAT CANNOT BE LOCATED FROM RECORD INFORMATION ARE LISTED IN THE EASEMENT NOTES BELOW.

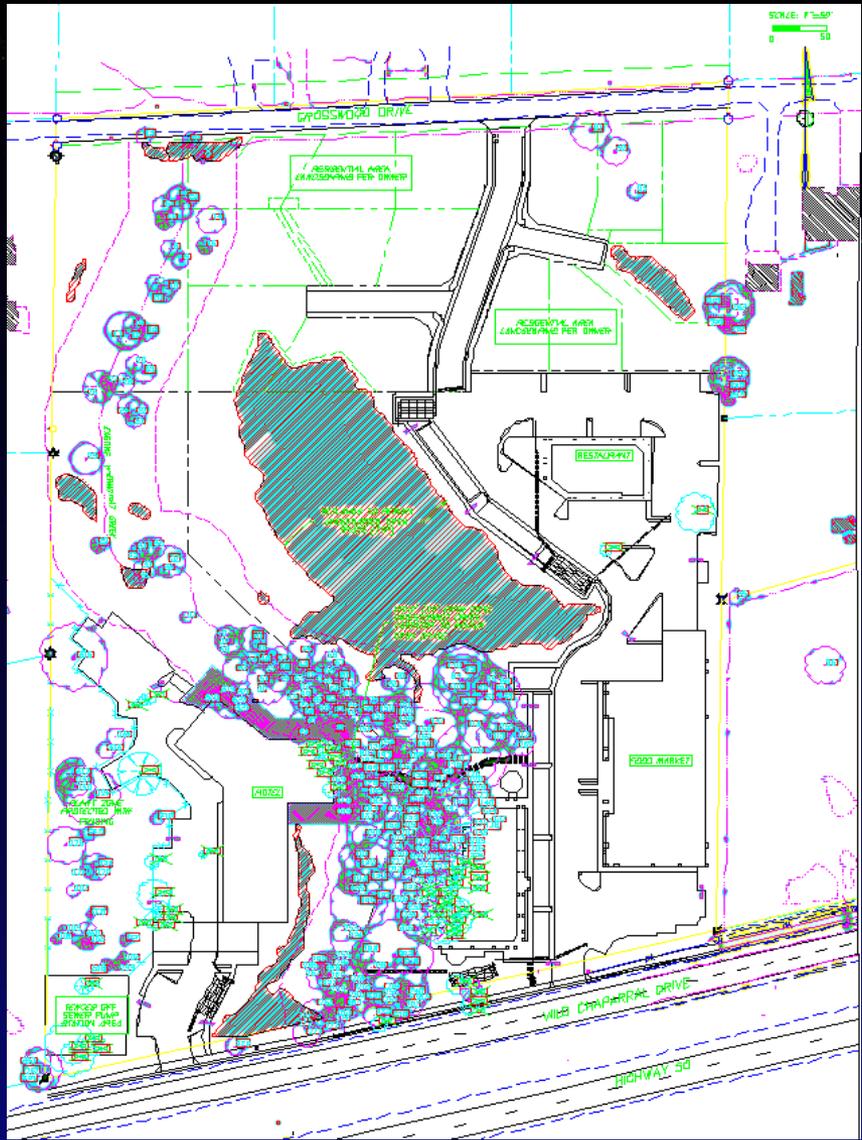
THIS MAP HAS BEEN PREPARED UNDER THE DIRECT SUPERVISION OF GARY DAVIS, P.L.  
 GARY DAVIS, P.E., RCE NO. 34940 DATE \_\_\_\_\_

SIGN	DATE	STAMP

SEAL

PROJECT: TILDEN PARK PLANNED DEVELOPMENT  
 DRAWN BY: C/SD  
 CHECKED BY: GD  
 PROJECT NO.: 19065  
 DATE: AUGUST 13, 2018  
 DRAWING NO.: C1.0





Thank you for your attention and support

Questions?