

decision-makers outlining the basic issues for discussion. This process allows for projects to receive early feedback from either the Planning Commission and/or BOS 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.

PROJECT DESCRIPTION

The proposed planned development is located within the Community Region of Shingle Springs. As further detailed in Attachment A (Pre-Application Worksheet), the project would contemplate a development of the 645-acre property into a wide-range of residential densities mixed with designated areas for open space and commercial land use. Depending on the location of proposed land use designation (High Density Residential to Multifamily Residential) and corresponding zone districts (R2 to R3A), the residential development could anticipate approximately between 900 to 1,200 residential units within distinct residential neighborhoods, density, site design, and construction type. Commercial sites identified along Mother Lode Drive could provide opportunities for mixed compact residential use with related commercial development.

Primary circulation serving the development would be via a proposed collector road (Via Livenza) connecting diagonally from Mother Lode Drive in the north to French Creek Road to in southwest which would minimize potential impacts to adjacent existing roads in the area. Specific site design and layout of residential neighborhood streets and other uses would anticipate connection to this collector road. The development would anticipate off-site road improvements to the north consisting of road connection Shingle Springs Drive which leads to State Highway 50.

The development would anticipate improvement and connection to existing public water and sewer facilities in the area. Provided by El Dorado Irrigation District (EID), the development would be served by extending and upgrading utility lines necessary to sufficiently serve the projected development for these utilities and fire prevention facilities. Other necessary utilities such as power and drainage would be further specified at project level review.

The development would include recreational opportunities with a minimum of 30% of the site to be dedicated as Open Space. These amenities would include designated land areas for active recreational park site and passive open natural areas that may be used as buffer and/or preservation of sensitive resources.

The anticipated entitlements necessary to establish the development would include a General Plan Amendment from its current Low Density Residential land use designation to various designations including Medium Density Residential, High Density Residential, and Commercial; a corresponding Rezone from its existing AE and RE-5 zone districts to specific districts including One-Family Residential-Planned Development and Mixed-Use; a large Tentative Subdivision Map, a Planned Development permit, and a Development Agreement. Preparation of

an Environmental Impact Report (EIR) level of CEQA document would be anticipated and be most appropriate in analyzing the associated development impacts.

PROJECT SETTING

The property is located in the Community Region of Shingle Springs. The majority of the land area (Scheiber property) fronts along French Creek Road to the west providing access to an existing homestead while the remaining land (Zweck and White properties) have existing access and frontage off Mother Lode Drive to the north. A portion of Old French Town Road bisects the southeastern portion of site though no connectivity is proposed to this road.

The site contains varying topography with higher elevation generally from the north trending on the lower range towards the south. The site contains various drainage features that generally follow the topography including Sawmill Creek, which meander through the Zweck and Scheiber properties. The existing biological community within the project site is categorized as foothill woodland, annual grassland, and riparian which is inhabited by various type of animal and plant species.

The site is surrounded by existing residential development on all perimeters of the subject properties. Depending on the location and underlying land use designations, these residential neighborhoods vary in density, product types, and utilities. The anticipated development layout of San Stino would seek to incorporate uses that would provide transition or natural buffer from these adjacent residential uses.

PROJECT REVIEW AND ANALYSIS

The San Stino pre-conceptual development was reviewed during a Technical Advisory Committee (TAC) meeting on September 27, 2010. Included in Attachment A, preliminary comments and advisories from various responding agencies were provided for the applicant's consideration. These agencies include Department of Transportation, El Dorado County Fire Protection District, and neighboring Holiday Lake Community Services District.

As there is no specific project proposed, the comments received for the pre-application range from specific design and layout suggestions, highlights of potential development standards and regulations, to broad items involving select applicable General Plan policies. In particular, given the scope and extent of the development, staff advised the applicant that a Specific Plan level document be considered as a mean to provide an orderly and systematic approach to implementing the development. A Specific Plan could provide an opportunity to define own distinct development with its own set of development theme, standards and regulations that would serve the development in harmony with the existing neighborhood. It also could establish and streamline development entitlements, financing, construction of infrastructures; identify procedures, obligations, restrictions; provide development controls, timing, and phasing of development.

ATTACHMENT:

Attachment 1 Pre-Application (Conceptual Review) Worksheet



**EL DORADO COUNTY
DEVELOPMENT SERVICES DEPARTMENT-
PLANNING SERVICES DIVISION**

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Placerville, CA 95667

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**Pre-Application (Conceptual Review) Worksheet:
San Stino
File No. PA10-0016**

1. Overview

The pre-application consists of a conceptual review of planned development, San Stino, located within the Shingle Springs Area of El Dorado County. 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 along Mother Lode Drive. A large of component of the development would be devoted to Open Space as a mean to preserve sensitive biological features and provide natural buffers to the development.

The development would be accessed primarily via a proposed north-south collector through the site connecting Mother Lode Drive from the north and French Creek Road to the south. Ancillary off-site road and access is also anticipated north of Mother Lode Drive. Existing public water and sewer infrastructures in the area would be extended to serve the anticipated development.

2. Application and Property Information

The property is located in the Community Region of Shingle Springs. The majority of the land area (Scheiber property) fronts along French Creek Road on the west providing access to the existing homestead while the remaining land (Zweck and White properties) have existing access and frontage off Mother Lode Drive to the north. A portion Old French Town Road bisects the southeastern portion of site though no connectivity is proposed to this road.

The property is characterized with varying topography with higher elevation generally from the north trending on the lower range towards the south. The site contains various drainage features that generally follow the topography including Sawmill Creek, which meander through the Zweck and Scheiber properties. The existing biological community within the project site is categorized as foothill woodland, annual grassland, and riparian which is inhabited by various type of animal and plant species.

The site is surrounded by the existing residential development on all perimeters of the subject properties. Depending on the location, these residential neighborhoods vary in density, product types, and infrastructures.

As described below, Table 1 details the additional application information and the subject properties including the acreage, land use designations, and related districts. Table 2 below describes the existing land use designation and uses in the surrounding area.

ATTACHMENT 1

10-1135.A.4

Table 1. Application and Property Information

Project File/Title	PA10-0016/ San Stino
Applicant	San Stino, LP (Joel Korotkin)
Engineer	CTA Engineering and Surveying
Assessor's Parcel Nos./Property Owners (Project Site)	APN 090-220-05, -24 (White) APN 090-190-010 (Scheiber) and APN 090-380-19, -02 (Zweck) (Exhibit B)
Assessor's Parcel Nos./Property Owners (Potentially Affected Off-Site Properties)	APN: 319-220-42 (Kent Brooke) APN: 319-220-56 (A.J. Pingitore) APN: 090-220-24, -26; 090-070-12 (White)
Size	645 acres (total)
Concept Area	Shingle Springs Community Region
General Plan Land Use Designation	Low Density Residential (Exhibit C)
Zoning Designation	APN's 090-220-05, -24 and 090-380-19, -02: Estate Residential Five Acre (RE-5) District APN: 090-190-010: Exclusive Agricultural (AE) District (Exhibit D)
Ecological Preserve Area/Important Biological Corridor (IBC) Overlay	APN 090-220-05, -24: NA APN 090-190-010: NA APN 090-380-02: NA APN 090-380-19: Mitigation Area 2 (Exhibits E and F)
Fire District/Fire Hazard Severity	El Dorado County Fire Protection District/El Dorado-Diamond Springs Fire Protection District
School District	Buckeye Union School District
Utility District	NA (El Dorado Irrigation District within the vicinity)
Traffic Analysis Zone	APN 090-220-05: TAZ 341 APN 090-380-19, -01, and -02: TAZ 329 APN 090-190-240: TAZ 170 APN: 090-220-05: TAZ 341
BOS District	District II (Nutting) south of Mother Lode Drive (project site); District IV (Briggs) north of Mother Lode Drive (potentially affected off-site properties)

Table 2. Surrounding Land Use Designations and Uses

	General Plan Designation	Zoning Designation	Existing Use
Project Site	Low Density Residential (LDR)	Estate Residential Five Acre (RE-5) District and Exclusive Agricultural (AE)	Predominantly vacant with small areas containing residential development

		District	
North	Medium Density Residential (MDR) and Low Density Residential (LDR)	Various (see Exhibit)	Residential
East	Rural Residential (RR)	Estate Resident Ten-Acre (RE-10) District and Estate Residential Five Acre (RE-5) District	Residential
South	Low Density Residential (LDR) and Rural Residential (RR)	Estate Resident Ten-Acre (RE-10) District and Estate Residential Five Acre (RE-5) District	Residential
West	Medium Density Residential (MDR)	Various (see Exhibit)	Residential

3. Detailed Project Description

As detailed in Exhibits G, the project contemplates a planned development of the 645-acre property into a wide range of residential densities that would be supported by commercial land use. Depending on the land use (High Density Residential to Multifamily Residential) and zone district (R2 to R3A) and appropriate locations, the development could anticipate approximately between 900 to 1,200 residential units within distinct residential neighborhoods, density, site design, and construction type. Commercial sites identified along Mother Lode Drive could provide opportunities for mixed compact residential use with related commercial development.

Primary circulation serving the development would be via proposed collector road (Via Livenza) connecting to Mother Lode Drive from the north to French Creek Road to the southwest which would minimize potential impacts to adjacent existing roads in the area. Specific site design and layout of residential neighborhood streets and other uses would anticipate connection to this collector road. The development would anticipate off-site road improvements to the north consisting of road connection Shingle Springs Drive which leads to Highway 50.

The development would anticipate improvement and connection to existing public water and sewer facility in the area. Provided by El Dorado Irrigation District (EID), the development would be served by extending and upgrading utility lines necessary to sufficiently serve the projected development for these utilities and fire prevention facilities.

The development would include recreational opportunities with a minimum of 30% of the site to be dedicated as Open Space. These amenities would include active recreational park site and passive open natural areas that may be used as buffer and/or preservation of sensitive resources.

The anticipated entitlements necessary to establish the development would include a General Plan Amendment from its current Low Density Residential land use designation to various proposed designation, a corresponding Rezone from its existing AE and RE-5 to the specific zone districts, a large Tentative Subdivision Map, a Planned Development permit, and a Development Agreement. Preparation of an Environmental Impact Report (EIR) level of CEQA document would be anticipated and be most appropriate in analyzing the associated development impacts.

4. **Staff Observation, Issues and Notes**

Based on the project review, staff provides the following items has been identified that may be considered as part of a formal development application.

- Given the scope of contemplated development and anticipated entitlements, in particular the General Plan Amendment, staff recommends that a Specific Plan level of planning document be considered in providing an orderly and systematic development:
 - Creates an opportunity to define own distinct residential development with set of development standards and regulations that would serve the development in harmony with the existing neighborhood
 - Opportunity to establish and streamline development entitlements, financing, infrastructures; identify procedures, obligations, restrictions; provide development controls, timing, and phasing for the development
- Include off-site properties as part of development project;
- Consider increasing amount of open space buffer strips along eastern project perimeter adjacent to Rural Residential lands;
- Majority of the project site is within El Dorado County Fire Protection District, however, northeast corner lot identified as commercial as Commercial is within the El Dorado-Diamond Springs Fire Protection District. Coordinate with both districts to address fire service to future uses at site;
- Consider relocation of proposed commercial sites directly along Mother Lode Drive for ease of accessibility;
- Proposed 20-acre parcel to be retained by Scheiber would remain as AE zoning, which may require development buffer per current standard. Unless the property is subsequent appropriately rezoned, consider phasing of adjacent development or provide standard buffer;

- Site is surrounded by area identified as Ecological Preserve Mitigation Area 2 and General Plan Overlay Important Biological Corridor (IBC). IBC overlay may be added as part of planned development per General Plan policy 7.4.2.9
- Designate specific school site within development in accordance to school district needs; otherwise, specific residential zoning could potentially provide for school siting;
- Proposed crossing of railroad easement with proposed connection to Shingle Springs Drive. Coordinate with JPA and other potentially affected railroad agencies, committees, and/or stakeholders;
- Mother Lode Drive is a corridor identified in Master Bicycle Plan. Consider incorporating bicycle lane/path as part of Via Livenza road improvements;
- Coordinate with El Dorado Irrigation District (EID) for evaluation of necessary public water, sewer, fire flow, and recycle infrastructure and services;
- Existing adjacent Community Services District (CSD) in the neighborhood. May consider to be a part of or establish own service districts as part of overall development;
- Continue coordination and consideration of concerns of existing neighborhood, which historically posed concerns about development in the area;
- If recommendation is considered, primary entitlement would be initiating a Specific Plan which would further detail specific development and entitlement processing;

3. General Plan Policies

Table 3 details select applicable policies for consideration for subject development. Information on these and other policies can be obtained from the following website <http://www.edcgov.us/Planning/GeneralPlanAdopted.html>.

Table 3. Applicable General Plan Policies

General Plan Policy	Description of Policy	Notes
2.1.1.7 (Land Use Element)	Development within Community Region	
2.2.1.5	Floor Area Ratio (F.A.R)	Maximum for commercial development is 0.85; Review Definition of F.A.R in General Plan
2.2.3.3 and 2.2.5.4	Planned Development	
2.2.5.2	Project Consistency with General Plan	All development projects is subject to review for General

		Plan consistency
2.2.5.3	Criteria for Rezone	Require justification with identified criteria
2.2.5.16	Level of Planning for Development	
2.2.5.21	Project Compatibility with adjoining land use	
Transportation and Circulation Element Goals and Policies	All applicable policies pertaining to Transportation and Circulation in review of projects	Includes evaluation of traffic analysis and required road improvements
Housing Element Goals and Policies	All applicable policies pertaining to Transportation and Circulation in review of projects	Includes policies such as affordable housing, first time home buyer program, and other incentive programs
5.1.2.1, 5.1.2.2, 5.1.2.3, 5.2.1.3, 5.2.1.9, 5.3.1.1, 5.7.1.1, 5.8.2.1, 5.8.2.4	Availability and Adequacy of Public Services and Utilities to serve the development	Public Water, Sewer, Fire Facilities
7.3.3.1, 7.3.3.4	Wetland Protection and Preservation	
7.4.4.4	Oak Woodland Protection and Preservation	Currently implemented by Oak Woodland Management Plan
7.4.2.9	Important Biological Corridor Overlay	
9.1.1.5	Quimby Act	Parkland Dedication
10.2.1.5	Preparation of Public Facilities Financing Plan	

4. Agency Comments

In response to the TAC distribution for this pre-application, comments from various agencies have been received and are included in Exhibit H. For applicants' consideration, these comments vary from general to specific, however, it must be noted that no actual development is proposed, thus these comments could be considered advisory. Additional TAC noticing would be distributed for agency review of specific development within San Stino during which specific project conditions may be imposed. Additional comments may be provided during the meeting.

5. Staff conclusion and direction to applicant

The San Stino development would present a wide range of development opportunities that could be unique and beneficial in the Shingle Springs area. Given its setting and potential scale, staff has determined that the most appropriate level of planning document for the development is the preparation of a Specific Plan, which can provide a blueprint

for an orderly development of the plan area consistent with the General Plan, and outlines the necessary goals, policies, and standards that would help distinctly define the community it would create.

6. **Exhibits**

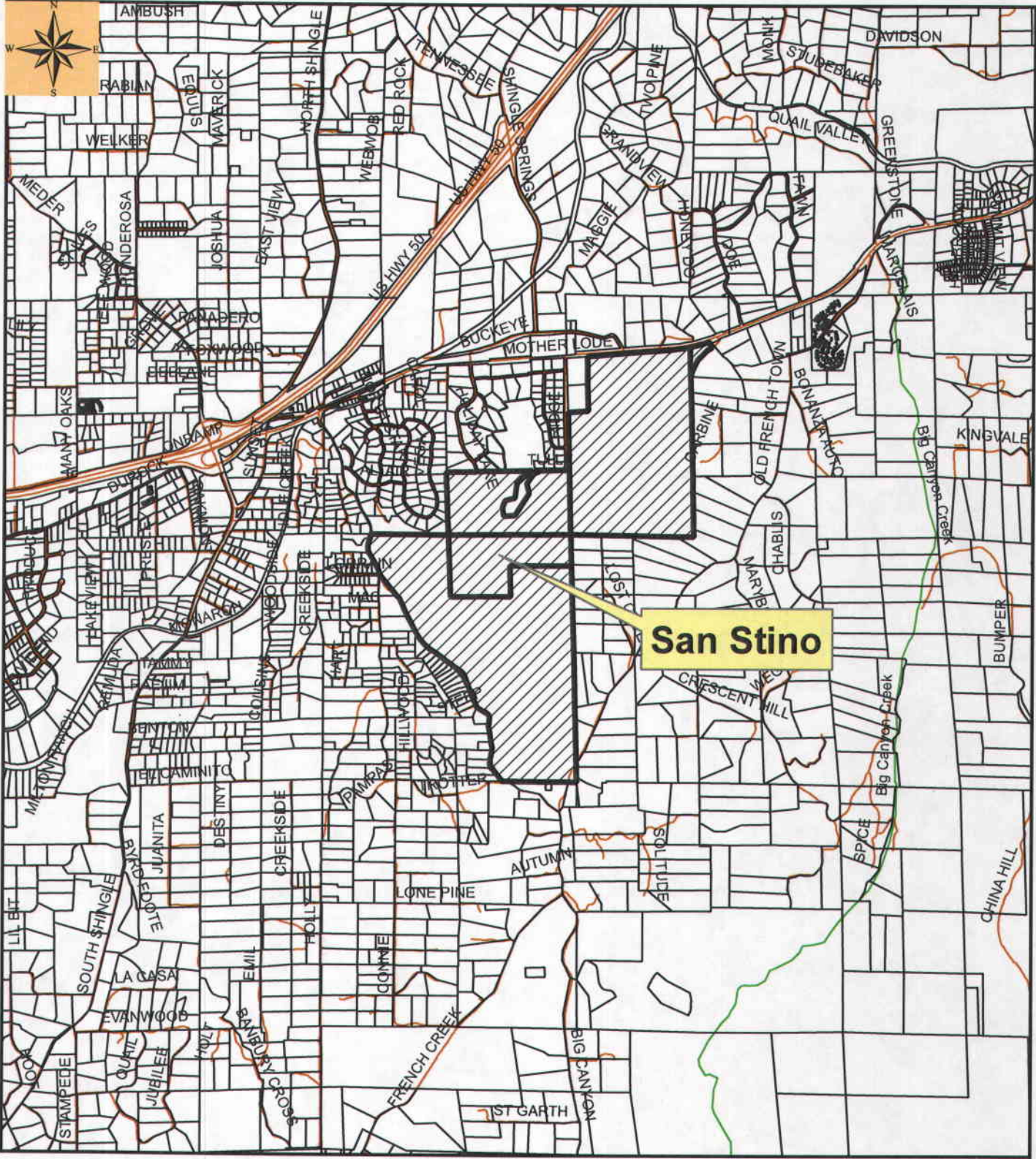
The following are exhibits referenced in the information above.

- Exhibit A: Location Map
- Exhibit A.1: Detailed Location Map
- Exhibit B: Assessor's Parcel Map
- Exhibit C: General Plan Land Use Map
- Exhibit D: Zone Map
- Exhibit E: Ecological Preserve Mitigation Area 2 Map
- Exhibit F: Important Biological Corridor Map
- Exhibit G: Project Plans
- Exhibit H: Agency Comments and Responses

LIMITS OF STAFF EVALUATION AND RESPONSE

While staff will take utmost care to accurately represent County Codes, policies and applicable past positions of staff, the Planning Commission and the Board of Supervisors, it should be noted that matters discussed in the Pre-Application meeting should be not construed to bind, restrict or obligate the staff or review boards when processing a subsequent application. A more thorough review that occurs during the formal application process could reveal issues and circumstances that were not known or reviewed during the much shorter review of the Pre-Application review process. Further, it is incumbent on the part of the applicant to obtain and understand all applicable Codes and policies.

San Stino Pre-Application File No. PA10-0016

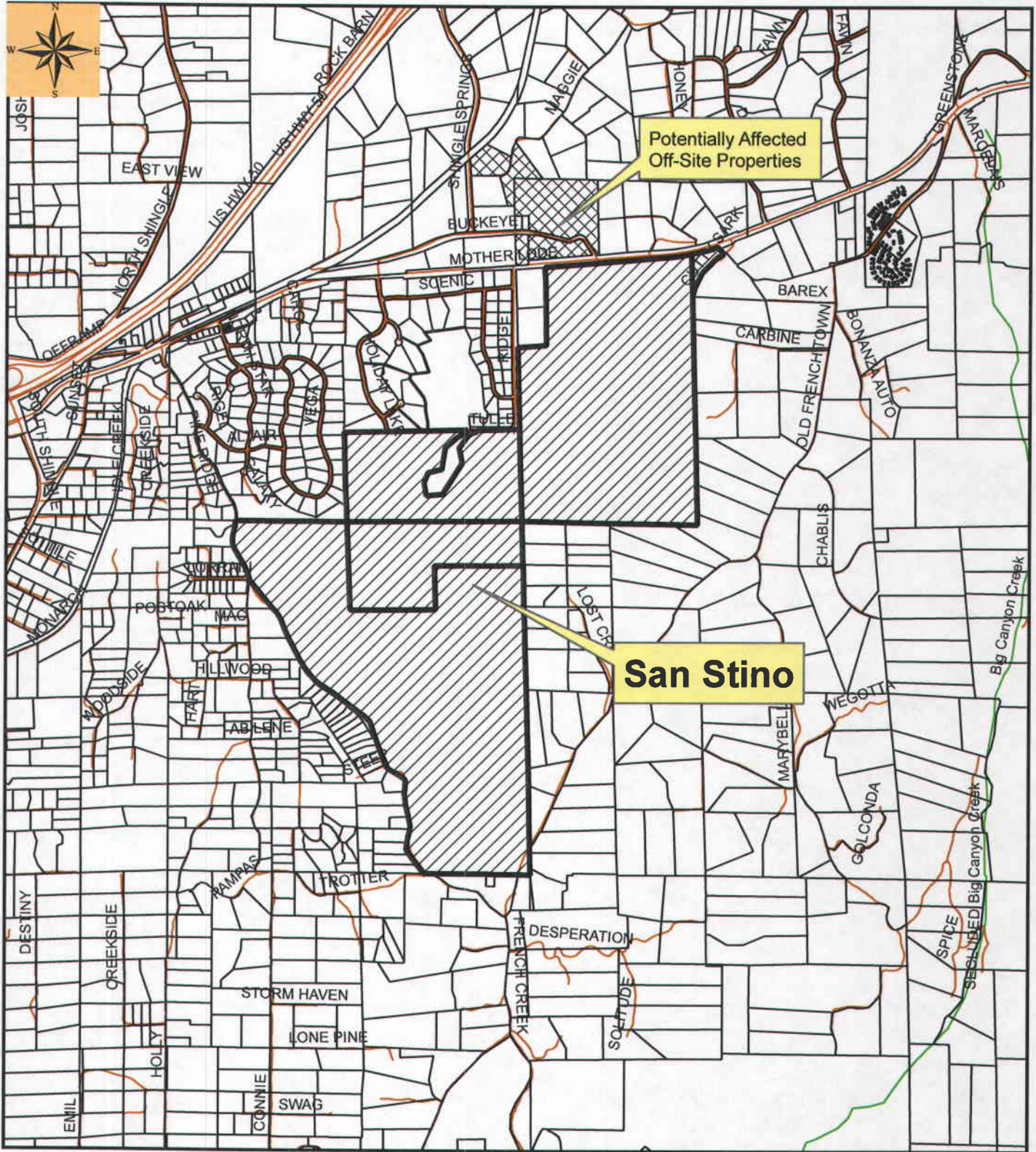


0 500 1,000 2,000 Feet

Map prepared by
M&J Faber
© 2010 M&J Faber
Development Services Planning

Exhibit A- Location Map

San Stino Pre-Application File No. PA10-0016



0 370 740 1,480 Feet

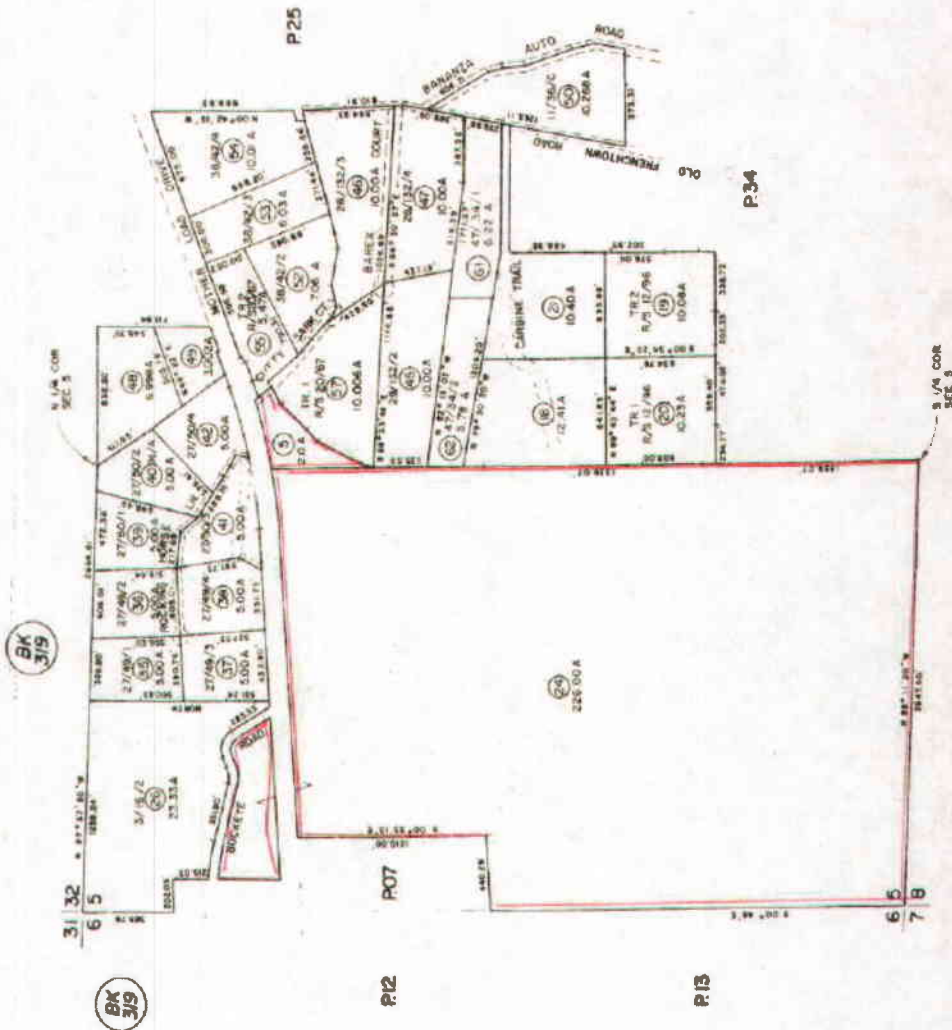
Map prepared by
M&P
Development Services Planning

Exhibit A.1- Detailed Location Map

FOR SEC. 5, T.9N., R.10E., M.D.M.

Tax Area Code

90:22



Assessor's Map Bl. 90 - Pg. 22
County of El Dorado, California

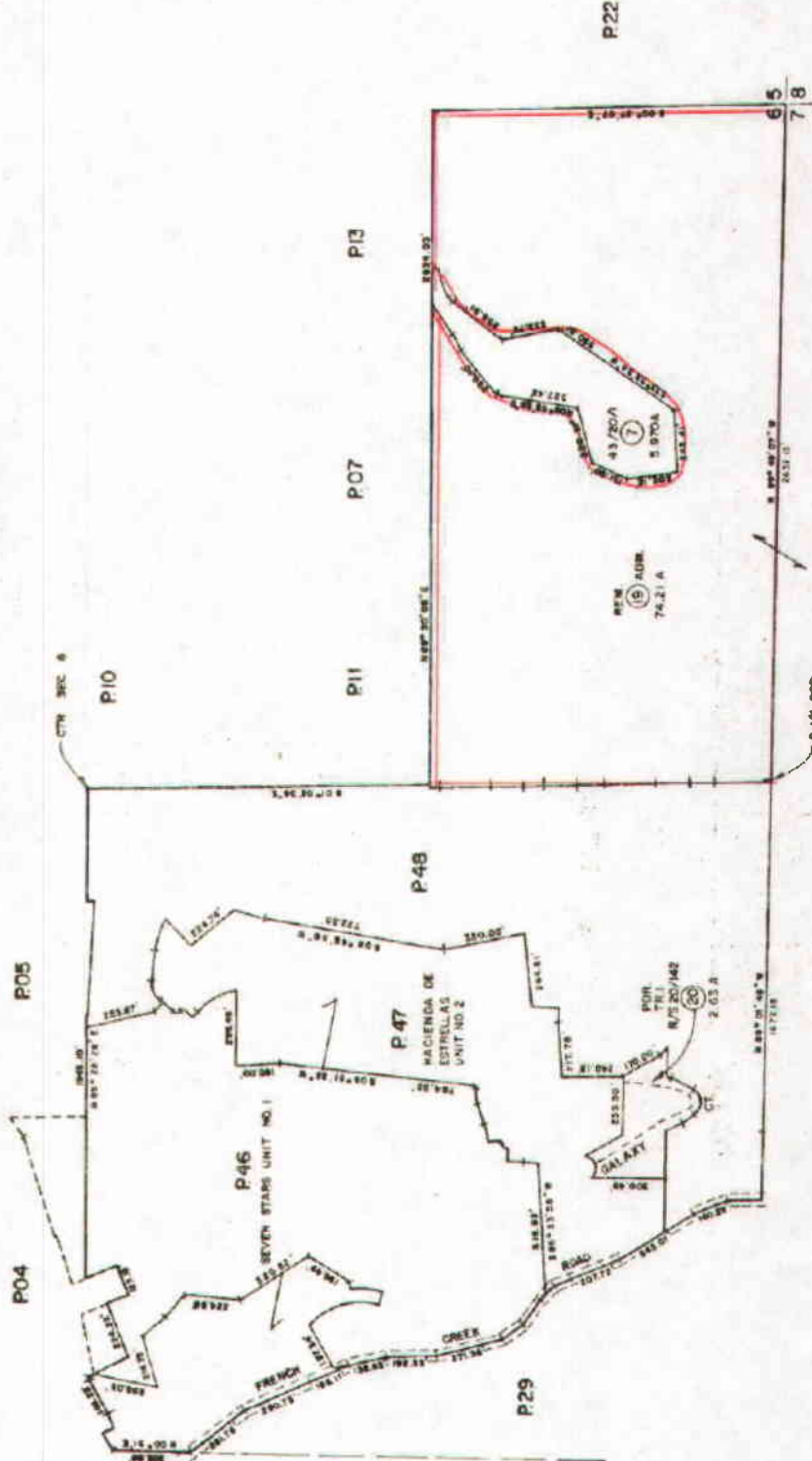
NOTE - Assessor's Block Numbers Shown in Blue
Assessor's Parcel Numbers Shown in Orange

Exhibit B: Assessor's Parcel Maps

POR. S 1/2 SEC. 6, T9N., R10E., MDM

Tax Area Code

90:38



BK. 86

P19

Assessor's Map Bk. 90 - Pg. 30
County of El Dorado, California
11-13-2002

6072 - Assessor's Aerial Aerials Shown in Yellow
Assessor's Parcel Boundary Shown in Green

FOR SEC. 7, T.9N, R.10E, M.D.M.

Per Area Code

90:19

P38

P22

P35

P20

P33

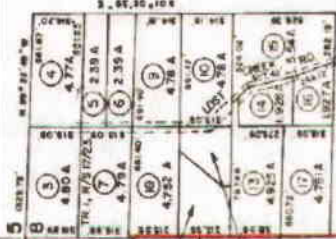
P17

P16

P31

P15

P31



N/5 24/51

N/5 5/12

EXC. 91

Assessor's Map SR. 90 - Pg. 10
County of El Dorado, California
11-13-2002

8078 - Assessor's Map Number Shown in Outline
Assessor's Aerial Number Shown in Circle

San Stino Pre-Application File No. PA10-0016

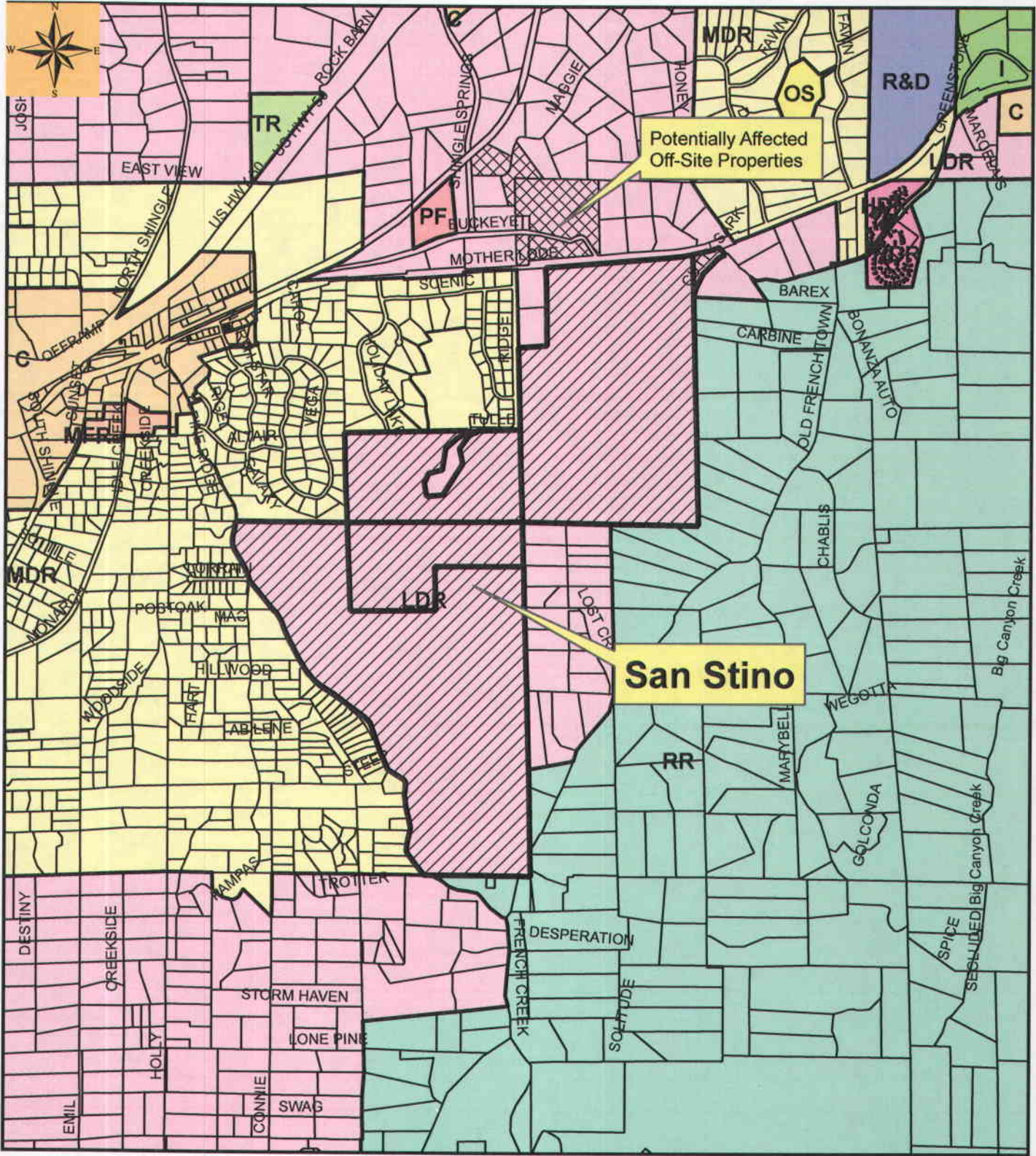
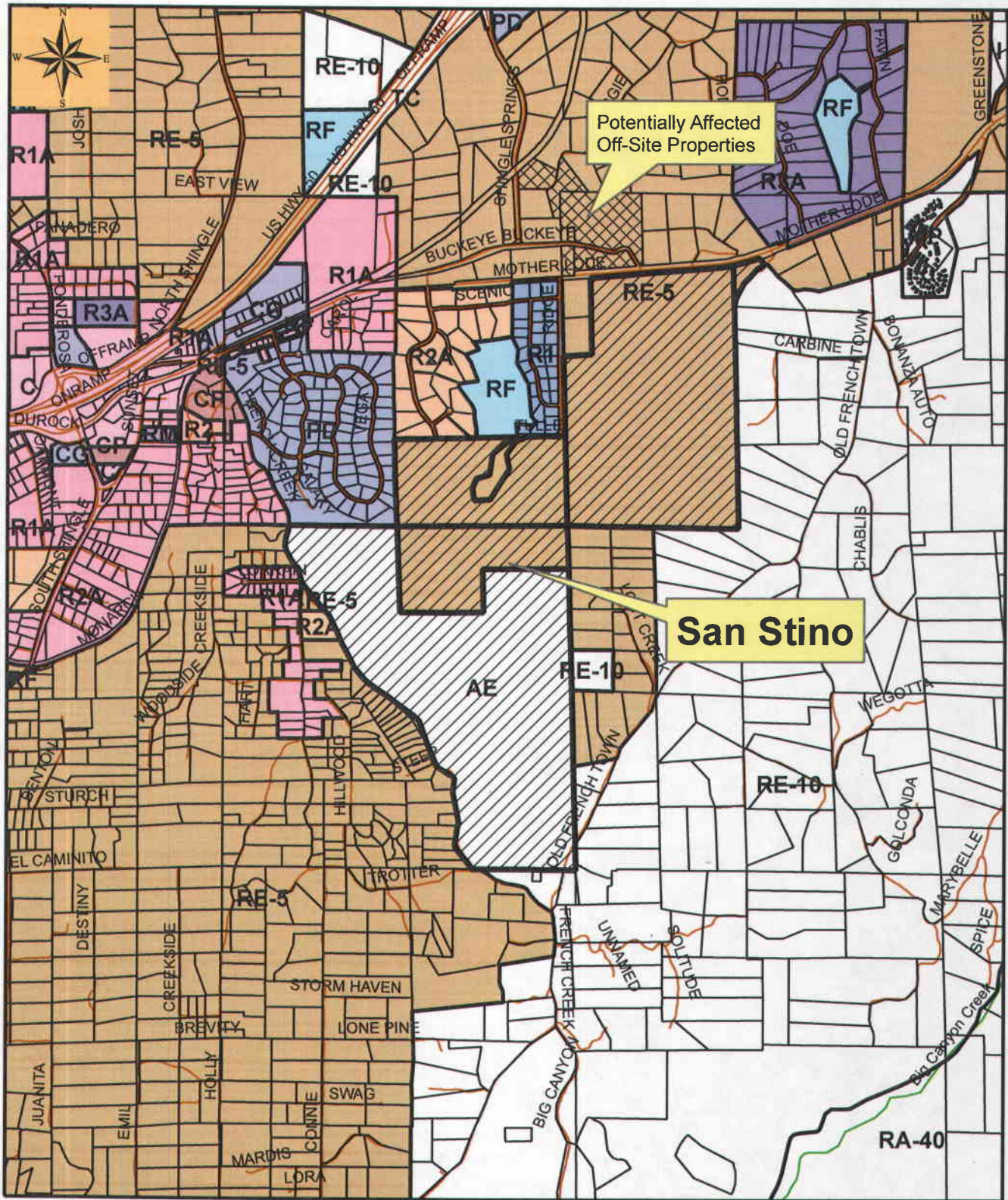


Exhibit C- General Plan Land Use Map

San Stino Pre-Application File No. PA10-0016



0 375 750 1,500 Feet

Map prepared by
Mr. Richard
El Dorado County
Development Services Planning

Exhibit D- Zone Map

San Stino Pre-Application File No. PA10-0016

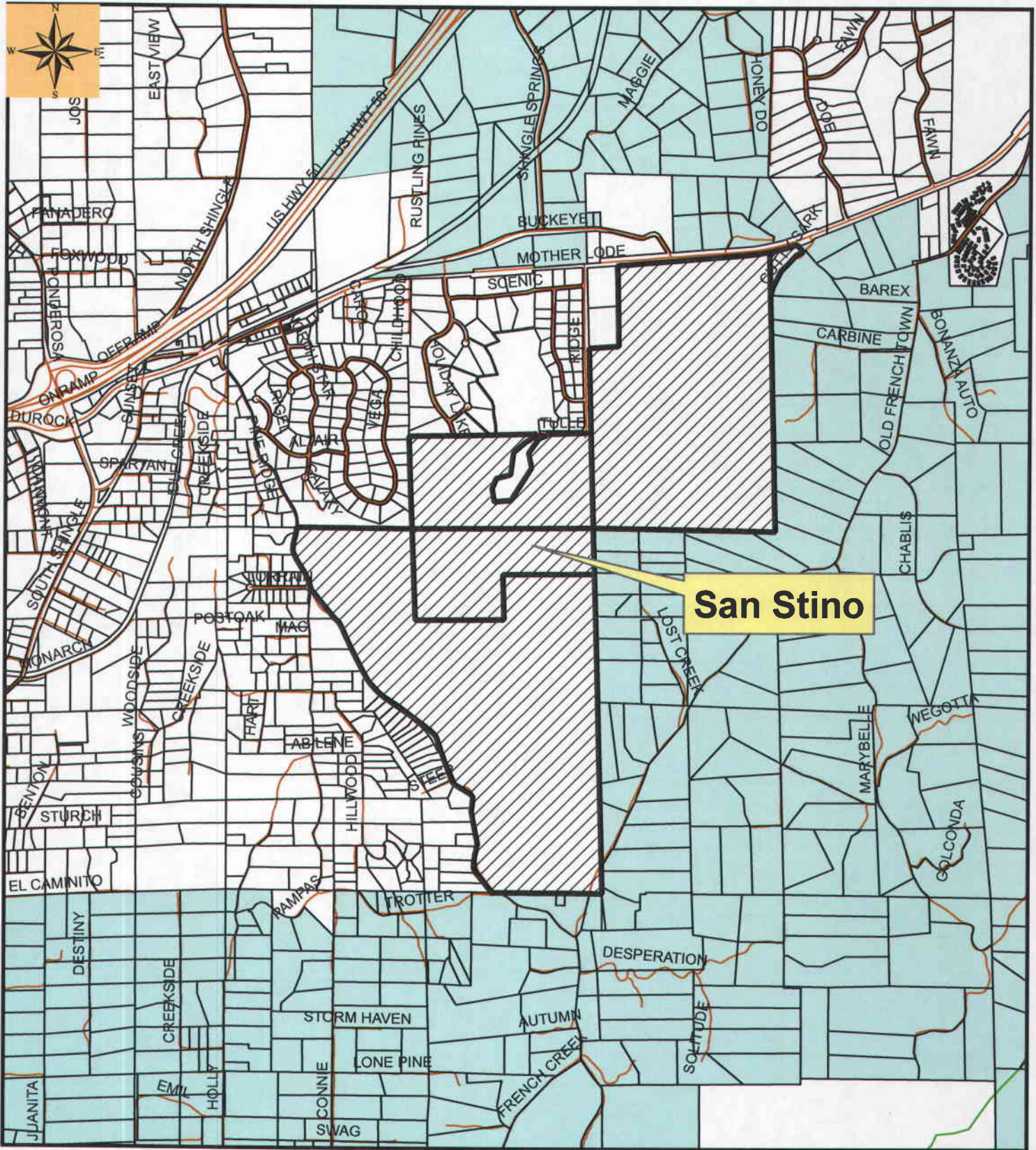


Exhibit F- Important Biological Corridor Overlay

SAN STINO the Project

I. Existing Context

- The project contains approximately 645.2 acres located east of French Creek Road, west of Old French Town Road, and south of Mother Lode Drive in the Community Region of Shingle Springs.
- The project is comprised of three parcels, the 273.4-acre Scheiber parcel, the 229.3 acre White parcel, and the 142.5 acre Zweck parcel.
- Adjacent uses include Low Density Residential and Rural Residential to the east, Medium Density Residential to the west, Medium Density Residential and Rural Residential to the south, and Medium Density and Low Density Residential to the north.

II. Project Concept

The project is designated in the General Plan as Low Density Residential (LDR) in a Community Region; the significance being that a land use change is dependent on a "specific project that applies the appropriate level of analysis and planning and yields the necessary expansion of infrastructure." The proposed project anticipates a **Planned Development** that contains a range of neighborhoods with land uses of varying densities and product types as shown on the San Stino Land Use Exhibit.

Proposed Land Uses are described in the table below:

Land Use	Description	Area (Ac)	Units	Allowable Density (Units/Ac)
MDR	Medium Density Residential	71 ±	≤ 71	≤ 1
HDR(2)	High Density Residential (2)	142 ±	≤ 280	≤ 2
HDR(4)	High Density Residential (4)	142 ±	≤ 568	≤ 4
MFR (10)	Multi-Family Residential	26.6 ±	≤ 266	≤ 10
C	Commercial/Mixed Use	19 ±	≤ 120	≤ 7
C	Commercial	2 ±	None	0
OS	Open Space (≥ 30%)	222 ±	None	0
	Single Family		919± Units	
	Multi-family		266± Units	
	Residential Mixed Use		120± Units	
	Commercial/Mixed Use		63± KSF	
	Commercial		25± KSF	
	Roadways	20.6±		

Medium Density Residential

Medium Density Residential may be developed under primarily two Zoning Districts: One-acre residential (R1A-PD) and Three-acre residential (R3A-PD). These districts will be placed in the areas shown to allow a transition to the existing lower density areas adjacent to the project. The lowest zoning is reserved for the eastern boundary.

High Density Residential (2)

High Density Residential (2) would be developed under the primary zone R20K-PD, a ½ acre zoning district. The lots would be primarily production type lots but would not preclude custom lot neighborhoods. This lower density range of the residential zones is appropriate for the topography.

High Density Residential (4)

High Density Residential (4) would be developed under the primary zone Single-Family Residential (R1-PD). The lots would be production lots with lot sizes that conform to the zoning requirement; primarily 6,000 SF. The higher density range is warranted by the topography.

Multi-family Residential

This land use is included to provide for a range of housing opportunities and densities. The project PD proposes to keep the density under 10 units per acre. Neighborhoods could include some condominiums, townhouses and detached single family units in the form of planned unit developments. Overall the density range would be 5 du/acre ≤ Actual Density ≤ 10 du/acre. The proposed project will include elements that provide open space buffers so that existing residents can experience maintained open space in the vicinity of their homes as opposed to dense residential housing within their perceived space.

Residential/Commercial Mixed Use

The two internal Commercial sites are contemplated to be residential/commercial mixed use. The uses could take on many different forms within the parameters set forth in the Ordinance. Specifics related to this development are beyond the scope of this conceptual review stage. One option that will receive careful consideration is a linear commercial district along both sides of the main road/street with first floor commercial and some residential upstairs. This could also include a walkable residential neighborhood reminiscent of small towns in the past.

Commercial

This area is reserved for two acres along Mother Lode Drive. A contemplated commercial use at this location will undergo study after receiving input gained during the conceptual review stages.

Open Space

Open space will consist of maintained open space, neighborhood parks, linear roadway landscaping primarily along Mother Lode Drive, French Creek Road, the main collector roadway frontages, and for natural buffers from existing neighborhoods. As a result more than 30% of the property will be placed in permanent open space. Uses allowed in the open space will be described in the Open Space Management Plan that will be developed as the project progresses.

Because of the General Plan policies described above, a fundamental element of the project framework is the proposed collector roadway (Via Livenza) that will traverse the project in a north-

south direction. This roadway will serve to attenuate traffic on both French Creek Road and Old French Town Road. It will also provide a benefit to traffic circulation on Mother Lode Drive and arguably reduce the impact on nearby interchanges.

III. Required Entitlements & Environmental Permits

Perceived Entitlements

- A General Plan Amendment from Low Density Residential to a range of land uses namely: Medium Density Residential (MDR), High Density Residential (HDR), Multifamily Residential (MFR), Commercial (C), and Open Space (OS).
- Rezone from RE-5 and AE to Three-Acre Residential R3A-PD, R1A-PD, R20K-PD, R1-PD, RM-PD, Mixed Use Development, and OS-PD.
- Tentative Subdivision Map to subdivide the three existing parcels into approximately 986 single family parcels and related large lots.
- 20-year Development Agreement

Environmental Permits

- Requires an individual 404 Permit from the Army Corps of Engineers for impacts to wetland features.
- Requires a 401 Water Quality Certification from Regional Water Quality Control Board for water quality impacts.
- Requires a Streambed Alteration Agreement from California Department of Fish & Game for impacts to streams and habitat.

IV. On-Site Improvements

Roads

- Via Livenza a major two-lane road; min. of a 64' right of way that is proposed to connect French Creek Road through Mother Lode Drive to Shingle Springs Drive and Highway 50. It is a planned collector designed to County standards.
- A series of local roads will serve the residential neighborhoods via connections to Via Livenza.

Utilities

- The project requires annexation into the El Dorado Irrigation District Boundary before service can be obtained.
- Adequate equivalent dwelling units are currently available to serve the proposed project.
- A looped water system is required to be constructed to meet minimum fire flow.
- Construction of adequate sewer lines and (2) lift stations will also be required.

Grading

- HDR residential neighborhoods are planned primarily as graded and padded for production type housing.

V. Off-Site Improvements

Roads

- Via Livenza is planned for two controlled access points at its intersections with Mother Lode Drive and French Creek Road. It is planned as a new north/south connector to extend north of Mother Lode Drive to intersect with Shingle Springs Drive; and serviced by an underused interchange with Highway 50.
- The extension requires a nominal acquisition of property along the proposed alignment to connect to Shingle Springs Drive.
- The project will not connect to Ridge Drive or Holliday Lake Drive. Moreover, no additional connections are proposed to French Creek Road other than the one shown. It is important to note that the introduction of Via Livenza will remove the so-called Scheiber Curve, thereby significantly improving safety in the area.
- There will be a secondary access connection to Mother Lode Drive near the project's eastern boundary, not shown.
- Buckeye Road will re-align with Via Livenza and form a tee intersection.
- The project anticipates that a traffic signal will be installed at Mother Lode and Via Livenza.

Utilities

- No major off-site utility improvements anticipated at this time.

VI. Environmental Constraints

- The site is characterized by gentle and temperate slopes. It is moderately covered by foothill woodland and annual grassland varies throughout the property.
- Several drainages traverse the site generally running in the north/south direction, including Sawmill Creek.

Avoidance of potential waters of the United States will be the primary strategy for minimizing impacts when processing an individual 404 Permit through the Army Corps. of Engineers. An individual permit will be required as there will be nominal fill proposed where practicable.

VII. Public Outreach

Three neighborhood groups were contacted prior to submission of the Conceptual Plan; Hillwood CSD, Holliday Lake CSD, and the Hacienda de Estrellas HOA.

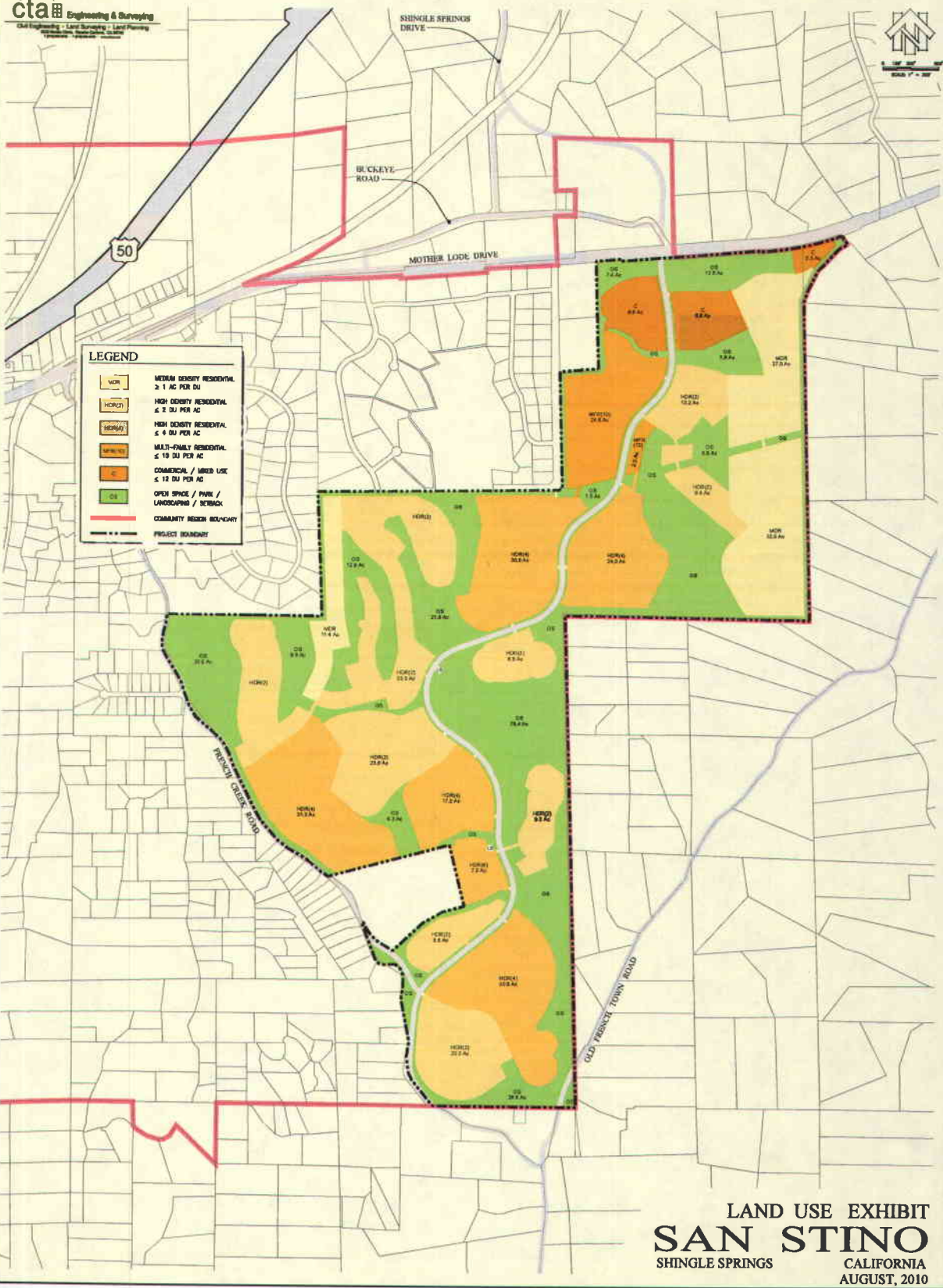
The meeting with the Hillwood CSD took place on July 15th at the Shingle Springs Community Center. At that meeting, representatives from CTA presented the conceptual project layout, including utilities and circulation plans, to the CSD members present. Contact information was provided and all interested people were asked to contact CTA with their thoughts and concerns.

The meeting with the Holliday Lake CSD took place on August 3rd at 4620 Scenic Drive. At that meeting, representatives from CTA presented the conceptual project layout, including utilities and circulation plans, to the CSD members present. Contact information was provided and all interested people were asked to contact CTA with their thoughts and concerns.

The meeting with the Hacienda de Estrellas Homeowners Association took place on August 18th at their HOA Clubhouse. At that meeting, representatives from CTA presented the conceptual project layout, including utilities and circulation plans, to the HOA members present. Contact information was provided and all interested people were asked to contact CTA with their thoughts and concerns.

VIII. Maps/Exhibits

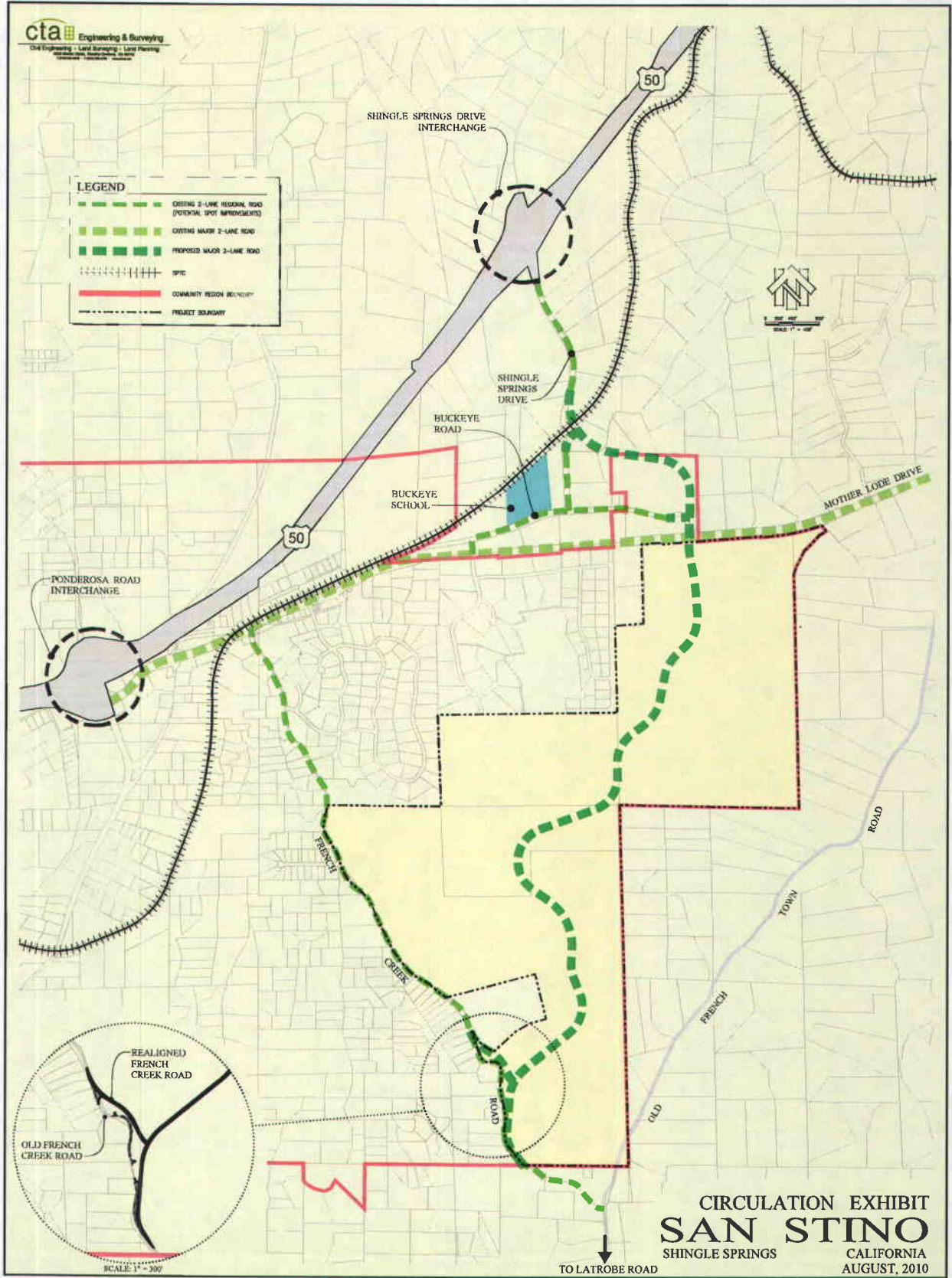
- A. Land Use
- B. Site Constraints
- C. Circulation
- D. Sewer and Water
- E. Aerial



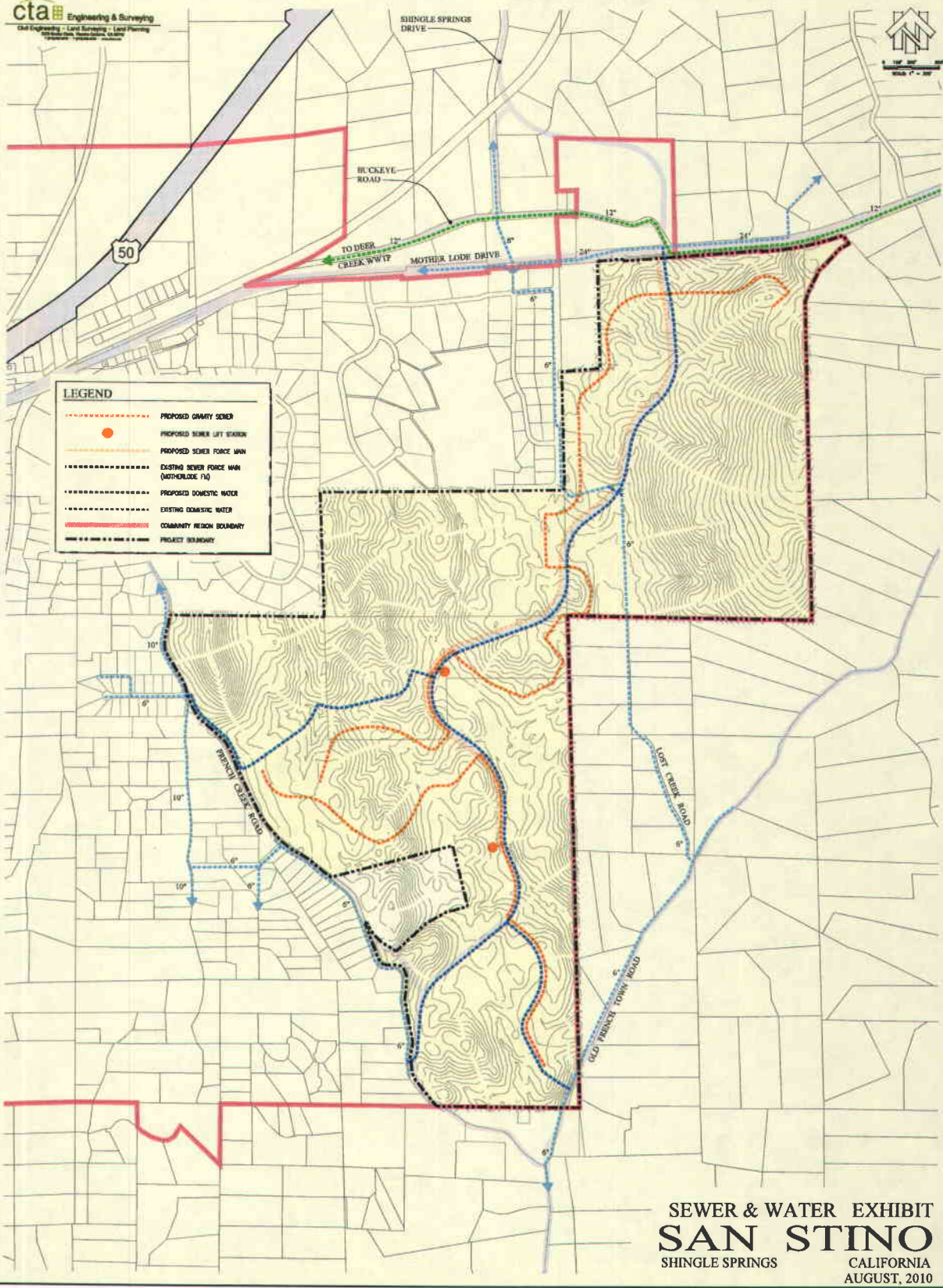
LAND USE EXHIBIT
SAN STINO
 SHINGLE SPRINGS CALIFORNIA
 AUGUST, 2010

LEGEND

	EXISTING 2-LANE REGIONAL ROAD (POTENTIAL SPOT IMPROVEMENTS)
	EXISTING MAJOR 2-LANE ROAD
	PROPOSED MAJOR 2-LANE ROAD
	SPIC
	COMMUNITY REGION BOUNDARY
	PROJECT BOUNDARY

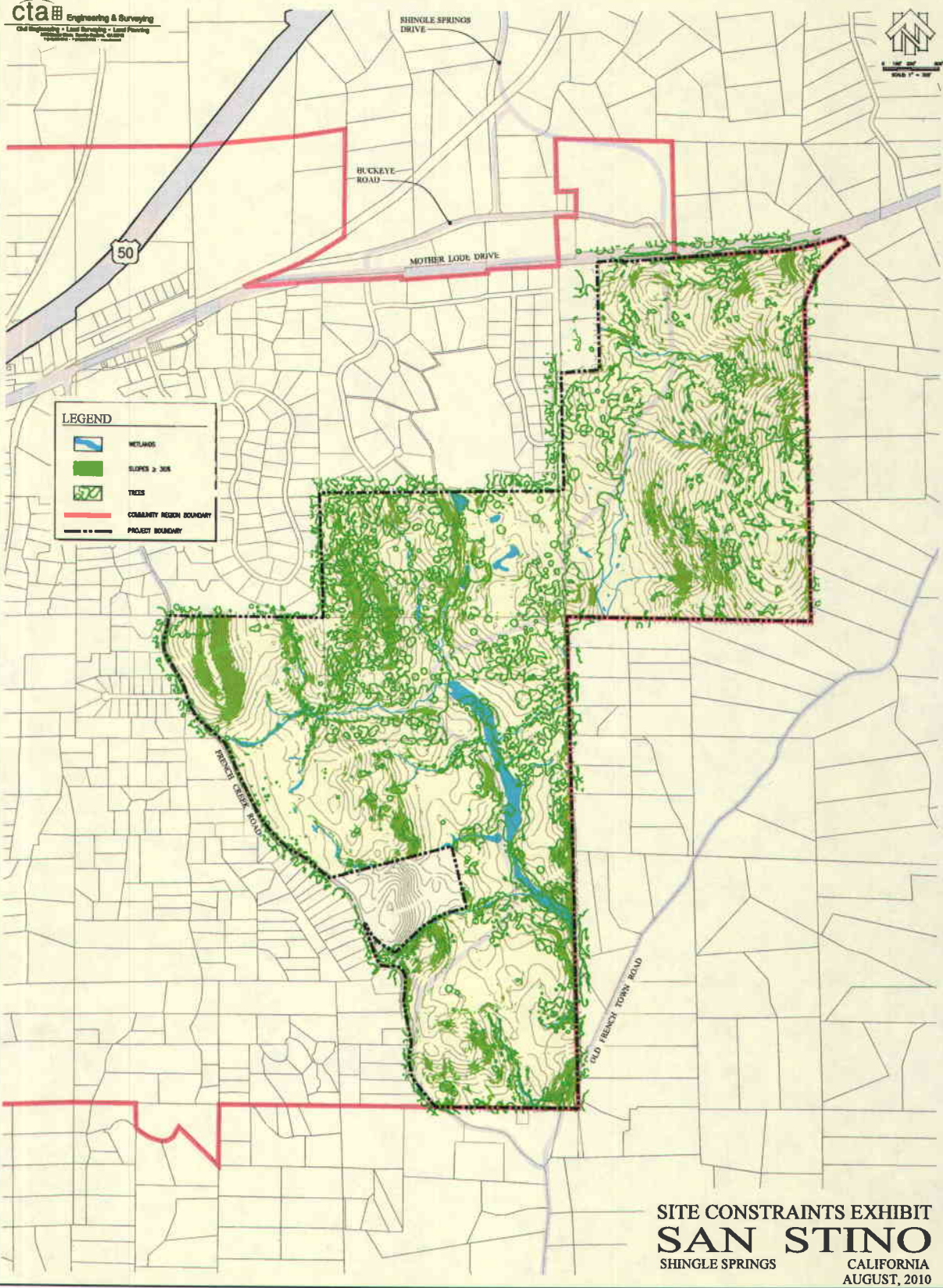


CIRCULATION EXHIBIT
SAN STINO
 SHINGLE SPRINGS CALIFORNIA
 AUGUST, 2010



SEWER & WATER EXHIBIT
SAN STINO
 SHINGLE SPRINGS CALIFORNIA
 AUGUST, 2010





SITE CONSTRAINTS EXHIBIT
SAN STINO
 SHINGLE SPRINGS CALIFORNIA
 AUGUST, 2010



"Matt Boyer"
<mboyer@dokkenengineerin
g.com>

09/24/2010 05:24 PM

To <rommel.pabalinas@edcgov.us>

cc "Mindy Jackson" <MJackson@eldoradotransit.com>

bcc

Subject RE: San Stino Pre-Application (Conceptual Review)

Hi Mel –

On behalf of the El Dorado County Transit Authority (EDCTA), please accept our appreciation for your efforts to reach out and solicit any comment/input on the San Stino project.

I discussed the proposed Planned Development with Mindy Jackson, Executive Director, EDCTA and we do not have any comments or requests. EDCTA does not currently provide fixed-route transit service to the proposed project area and does not have any plans to extend fixed-route transit service to this area in the near future.

If you have any questions, please do not hesitate to reply to this email or call me at (916) 858-0642.

Best,
Matt

From: rommel.pabalinas@edcgov.us [mailto:rommel.pabalinas@edcgov.us]
Sent: Thursday, September 23, 2010 1:51 PM
To: Matt Boyer; MJackson@eldoradotransit.com
Subject: San Stino Pre-Application (Conceptual Review)

Hello Matt/Mindy:

Just wanted to check in to see if you have had a chance to review the above application. I don't recall getting any response from EDC Transit (if I just missed it, please resend). A TAC distribution was recently sent out for your review and comment, as needed. Just in case, I've attached a copy of the information for your review. The TAC meeting will be held this coming Monday 9/27 @ 1 PM. Any comments, topic, or issues that you would like to the ultimate project to consider, please forward it to me. Thank you.

=====
Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department- Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
Direct line 530-621-5363
Fax 530-642-0508

CONFIDENTIALITY NOTICE: This electronic communication with its contents may contain confidential and/or privileged information. It is solely for the use of the intended recipient(s). Unauthorized interception, review, use, or disclosure is prohibited and may violate applicable

EXHIBIT H

10-1135.A.30

laws including the Electronic Communications Privacy Act. If you are not the intended recipient, or authorized to receive for the intended recipient, please contact the sender and destroy all copies of the communication. Thank you for your consideration.



"Mackay, Marc"
<mmackay@eid.org>
09/21/2010 11:56 AM

To <Rommel.Pabalinas@edcgov.us>
cc "Wells, Elizabeth" <ewells@eid.org>
bcc
Subject San Stino Pre-Application Review PA10-0016

Hello Mel,

I have received your notice regarding the pre-application review for the San Stino project located in Shingle Springs. It appears that we have issued Facility Improvement Letters (FILs) for all of the parcels listed as part of this project, they did come in as separate applications and were not reviewed as a group. According to our records it appears that all of these FILs expired in 2008. While the information contained in these letters is likely still accurate the applicant(s) will be required to obtain new FILs in order for proceed with this project. In addition to a valid FIL the parcels need to be annexed into the District and at least one Facility Plan Report (FPR) will be required. The Pre-Application form contains exhibits and statements from the developer's engineer (CTA) regarding the new water and sewer facilities that will be required for this subdivision, I wanted to let you know that the District has not reviewed these exhibits or provided any input to CTA.

In an effort to accommodate the longer timeframes associated with current developer projects the District has revised our policy in regards to FIL validity, all new FILs are valid for a period of three years from the date of issuance. As I indicated in our discussion about the Watermark project in El Dorado Hills it is important to have current and valid info from EID when it comes time to develop conditions and verify the availability of water supply and sewer service. Since both of our agencies have experienced so much employee turnover recently, what would you say to the idea of setting up a meeting to establish fresh contacts and go over our current practices? Just an idea, let me know what you think.

Regards,

Marc Mackay
ASSISTANT ENGINEER
(530)642-4135-OFFICE
(530)919-5752-CELL
mmackay@eid.org



El Dorado Irrigation District
2890 Mosquito Road
Placerville, CA 95667



**EL DORADO COUNTY
FIRE PROTECTION DISTRICT**

P.O. Box 807/4040 Carson Road / Camino, CA 95709
(530) 644-9630 Fax (530) 644-9636

September 23, 2010

Mel Pabalinas, Project Manager
EL DORADO COUNTY PLANNING SERVICES
2850 Fairlane Court
Placerville, CA 95667

Re: PA 10-0016 – San Stino Project, Pre-Application

Mr. Pabalinas,

Please find my comments on behalf of the El Dorado County Fire Protection District regarding the abovementioned project.

1. Submit a site review fee of \$150.00 prior to issue of building permit.
2. All single family dwellings shall be provided with NFPA 13D automatic fire sprinklers.
3. All commercial buildings over 3600 square feet shall be provided with NFPA 13 automatic fire sprinklers and alarm devices throughout.
4. Fire flow for single family dwellings shall be not less than 1000 GPM
5. Fire flow for commercial buildings shall be determined by building size, construction type and occupancy type but shall be not less than 1500 GPM.
6. Fire hydrants in areas for protection of single family dwellings shall be spaced at not less than 500 feet. If not needed for protection of structures 1000 foot spacing is acceptable.
7. Fire hydrant spacing and number in areas for protection of commercial buildings shall be determined by fire flow requirements for that occupancy. (See item #5)

8. Fire Apparatus Access Roads shall not be less than 20 feet in width and shall be all weather hard-surfaced suitable for fire apparatus.
 - **Roads 20 to 26 feet in width.** Fire apparatus access roads 20 to 26 feet wide (6096 to 7925 mm) shall be posted on both sides as a *fire lane*.
 - **Roads more than 26 feet in width.** Fire apparatus access roads more than 26 feet wide (7925 mm) to 32 feet wide (9754 mm) shall be posted on one side of the road as a *fire lane*.
9. El Dorado County Fire Protection District requires a Wildland Fire Safe Plan be developed by a qualified consultant to address mitigations that need to be developed to ensure that the safety of the public and firefighters who may be called upon to respond to wildland fires and other emergencies within the project area.
10. All roads and water systems for fire protection shall be installed and operable prior to any building construction.

Sincerely,

Michael Hardy, Assistant Fire Chief/Fire Marshal
El Dorado County Fire Protection District



"Michael Hardy"
<HardyM@eldoradocountyfire.com>

09/23/2010 02:46 PM

To <rommel.pabalinas@edcgov.us>

cc

bcc

Subject San Stino Project Comments

Mel,

Please find my comments, on behalf of the El Dorado County Fire Protection District, for the San Stino Project. Please don't hesitate to call if you have any other questions or concerns.


Sincerely,

Michael R. Hardy, Assistant Chief/Fire Marshal
El Dorado County Fire Protection District
P.O. Box 807
4040 Carson Road
Camino, CA 95709
hardym@eldoradocountyfire.com



San Stino comments.doc

Memo

To: Mel Pabalinas, Project Planner 
From: Cynthia Kjellin, Housing, Community and Economic Development Programs
Date: September 20, 2010
Re: San Stino Conceptual Review - PA 10-0016

El Dorado County Human Services Department would like to respond to a conceptual review request that could include a general plan amendment, rezone, and tentative subdivision map in Shingle Springs.

The location of the proposed project (PA 10-0016) is a prime area to include affordable residential work-force housing due to the proposed project site proximity to amenities such as schools, transportation, employment, medical, recreation, and retail services. Therefore, it is recommended that the projects final conditions of approval require at least 10% of the units to be developed as affordable to moderate and/or low income households.

This can be accomplished in a number of ways through designation of the affordable units to an affordable housing developer who would provide rental housing and/or as single-family homes providing for "For Sale" units to households meeting the 50% to 120% of area median income levels.

General Plan Policies HO-1.6, HO-1.7, HO-1.16, and HO-1.18, requires the County to encourage applicants to offer a portion of their developments as affordable. Should the project be approved with a portion of the units to be set aside as affordable, staff would work with the applicant to identify any potential funding opportunities to assist in the development of the affordable units. For example, should the applicant wish to set aside 20% of the units as affordable, the project may be eligible for the County's TIM Fee Offset Program, reducing the cost of TIM fees on the affordable units in addition to receiving priority fast track processing for the review process. A complete list of funding opportunities along with incentives for including affordable units is obtainable by contacting the Housing, Community and Economic Development Department at 530-642-4863.

An affordable housing plan and agreement is required should affordable units become a condition of the project. Staff, upon request, can provide a draft agreement to the applicant. Proposed language for the condition to include affordable units is as follows:

AFFORDABLE HOUSING PROJECT SPECIFIC CONDITIONS

1. At least ten percent (10%) of the total units shall be designated as affordable housing for families of moderate to low income. Income levels are defined as those households earning between 50 to 120 percent of the median family income as established for El

San Stino Pre-Application – PA 10-0016
Technical Advisory Committee (TAC)
Housing, Community & Economic Development Programs, Page 2

Dorado County. Deed restrictions for these specific units shall be recorded prior to approval of the final map.

2. An affordable housing plan, to include but not be limited to financing arrangements, monitoring program, and 20-year deed restrictions, shall be established by the applicant through a Developer's Agreement with the County of El Dorado. A copy of the affordable housing plan shall be submitted to Planning Services prior to final occupancy of the first single-family unit.
3. In accordance with General Plan Policy HO-3.9, the property owner(s) shall provide notice to the California Department of Housing and Community Development, the County Department of Human Services, and the existing tenants at least two years prior to the conversion of the affordable rental housing units to market rate. For sale units are subject to a Buyers Agreement as part of the housing plan Developer's Agreement.

If you or the applicant would like additional information, please do not hesitate to contact me by calling (530) 642-7266 or send email to Cynthia.kjellin@edcgov.us

Thank you for the opportunity to respond.



BUCKEYE UNION SCHOOL DISTRICT

P.O. BOX 547, SHINGLE SPRINGS, CA 95682

(530) 677-2261 • (916) 985-2183

FAX (530) 677-1015

BOARD OF TRUSTEES

Lyle Eickert
Brenda Hanson-Smith
Winston Pingrey
Karen Randall
Kirk Seal

Teresa M. Wenig, Superintendent
Gabrielle Marchini, Asst. Superintendent
Roberta Montalbano, Asst. Superintendent

September 21, 2010

Mel Pabalinis , Senior Planner
El Dorado County , Developmental Services Department
2850 Fairlane Court, Placerville CA 95667

RE: PA 10-0016 San Stino Pre-Application

RECEIVED
PLANNING DEPARTMENT
SEP 23 2010

Dear Mr. Pabalinis,

The Buckeye Union School District would like to provide some comments regarding the proposed development. The comments are as follows:

- As proposed the project could develop between 1047 and 1307 residential dwelling units. The student yield factor for new units within our boundaries is .4499 students per residential unit. Using the information we have could result in additional 470-580 students within our district. This would require us to make significant changes in our school boundaries and possibly require an additional school site in order to accommodate the new students.
- The project would need to require roadways that would accommodate school buses, including bus turnouts and or areas for the buses to turn around.

Should you have any questions, please feel free to contact me at 530-677-2261 extension 1037.

Sincerely,

Ray Boike
Director of Facilities

BUCKEYE SCHOOL
(530) 677-2277 • (916) 933-2333

SILVA VALLEY SCHOOL
(916) 933-3767 • (530) 677-8953

BLUE OAK SCHOOL
(530) 676-0164 • (916) 933-5149

WM. BROOKS SCHOOL
(916) 933-6618 • (530) 677-2875

OAK MEADOW SCHOOL
(916) 933-9746 • (530) 677-9818

CAMERADO SPRINGS MIDDLE SCHOOL
(530) 677-1658 • (916) 933-0584

ROLLING HILLS MIDDLE SCHOOL
(530) 676-2490 • (916) 933-9290

BUCKEYE UNION STANDARDS BASED/ MONTESSORI SCHOOL
(530) 676-0164 • (916) 933-5149

CALIFORNIA MONTESSORI PROJECT - SHINGLE SPRINGS CAMPUS
(530) 672-3095



BUCKEYE UNION SCHOOL DISTRICT

P.O. BOX 547, SHINGLE SPRINGS, CA 95682
(530) 677-2261 • (916) 985-2183
FAX (530) 677-1015

Teresa M. Wenig, Superintendent
Gabrielle Marchini, Asst. Superintendent
Roberta Montalbano, Asst. Superintendent

BOARD OF TRUSTEES

Lyle Eickert
Brenda Hanson-Smith
Winston Pingrey
Karen Randall
Kirk Seal

September 21, 2010

Mel Pabalinis, Senior Planner
El Dorado County, Developmental Services Department
2850 Fairlane Court, Placerville CA 95667

RE: PA 10-0016 San Stino Pre-Application

Dear Mr. Pabalinis,

The Buckeye Union School District would like to provide some comments regarding the proposed development. The comments are as follows:

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- The project would need to require roadways that would accommodate school buses, including bus turnouts and or areas for the buses to turn around.

Should you have any questions, please feel free to contact me at 530-677-2261 extension 1037.

Sincerely,

Ray Boike
Director of Facilities

BUCKEYE SCHOOL
(530) 677-2277 • (916) 933-2333

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BLUE OAK SCHOOL
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WM. BROOKS SCHOOL
(916) 933-6618 • (530) 677-2675

OAK MEADOW SCHOOL
(916) 933-9746 • (530) 677-9818

CAMERADO SPRINGS MIDDLE SCHOOL
(530) 677-1658 • (916) 933-0624

ROLLING HILLS MIDDLE SCHOOL
(530) 676-2490 • (916) 933-0290

BUCKEYE UNION STANDARDS BASED/ MONTESSORI SCHOOL
(530) 676-0164 • (916) 933-5149

CALIFORNIA MONTESSORI PROJECT - SHINGLE SPRINGS CAMPUS
(530) 672-3095



Ray Boike
<RBoike@buckeyeusd.org>

09/21/2010 11:50 AM

To: "Rommel.Pabalinas@edcgov.us"
<Rommel.Pabalinas@edcgov.us>

cc

bcc

Subject: PA10-0016

Mel,

The attachment is Buckeye's comments on the proposed project. Hard copy to follow by mail.

Ray Boike, Director of Facilities
Buckeye Union School District
4560 Buckeye Road
P.O. Box 547
Shingle Springs CA, 95682
T. 530.677.2261.1037 F.530.677.1015



20100921111244888.pdf



**County of El Dorado
Air Quality Management District**

330 Fair Lane, Placerville Ca 95667
Tel. 530.621.6662 Fax 530.295.2774
www.edcgov.us/AirQualityManagement

Marcella McTaggart
Air Pollution Control Officer

September 10, 2010

Mel Pabalinas, Project Planner
El Dorado County Planning Services
2850 Fairlane Court
Placerville, CA 95667

RECEIVED
PLANNING DEPARTMENT
SEP 14 11:54

SUBJECT: PA 10-0016 – San Stino Pre-Application/APN 090-190-01, -02 & 090-380-07, -19 & 090-220-05, -24 - Comments

Dear Mr. Pabalinas:

The El Dorado County Air Quality Management District (AQMD) has been requested to express comments which identify our concerns regarding the proposed project under Application: **PA 10-0016 – San Stino Pre-Application/APN 090-190-01, -02 & 090-380-07, -19 & 090-220-05, -24.**

The AQMD has reviewed the proposed project PA 10-0016 – San Stino Pre-Application/APN 090-190-01, -02 & 090-380-07, -19 & 090-220-05, -24. The AQMD has determined this project will have a significant cumulative air quality impact. Therefore, the following summary of issues **SHALL** be addressed prior to and during construction:

1. The cumulative air quality impact must be addressed for the project requires a change in the existing land use designation (i.e. general plan amendment, rezone), and projected emissions (ROG, NOx, CO, PM₁₀ or Greenhouse gases) are greater than the emissions anticipated for the site if developed under the existing land use designation (El Dorado County APCD – CEQA Guide First Edition – February 2002, Chapter 3, subsection 3.3.6 Significance Criteria for Determining Cumulative Impacts, Chapter 3, page 7).
2. The project construction will involve grading and excavation operations, which will result in a temporary negative impact on air quality with regard to the release of particulate matter (PM₁₀) in the form of dust. Current county records indicate this property is not located within the Asbestos Review Area (**copy enclosed**). AQMD Rules 223 and 223.1, which address the regulations and mitigation measures for fugitive dust emissions shall be adhered to during the construction process. Mitigation measures for the control of fugitive dust shall comply with the requirements of Rule 223 and 223.1. In addition, a **Fugitive Dust Plan (FDP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to start of project construction.**

3. Also, the project construction will involve grading and excavation operations, which will result in a temporary negative impact on air quality with regard to the release of particulate matter (PM₁₀) in the form of dust. Current county records indicate this property is located within the Asbestos Review Area (copy enclosed). **Therefore, AQMD Rule 223.2 Fugitive Dust-Asbestos Hazard Mitigation, which addresses the regulations and mitigation measures for fugitive dust emissions, shall be adhered to during the construction process. Mitigation measures for the control of fugitive dust shall comply with the requirements of Rule 223.2. In addition, an Asbestos Dust Mitigation Plan (ADMP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to start of project construction.**

4. Project construction may involve road development and **should adhere to AQMD Rule 224 Cutback and Emulsified Asphalt Paving Materials.**

NOTE: The proposed project is within the Asbestos Review Area; **therefore** the AQMD will require the paving of the proposed driveways or the application of a minimum of three (3) inches in depth, asbestos free gravel, for all roads and driveways

5. Burning of wastes that result from "Land Development Clearing" must be permitted through the AQMD. Only vegetative waste materials may be disposed of using an open outdoor fire (**Rule 300 Open Burning**).
6. The project construction will involve the application of architectural coating, which shall adhere to **AQMD Rule 215 Architectural Coatings.**
7. The AQMD's goal is to strive to achieve and maintain ambient air quality standards established by the U.S. Environmental Protection Agency and the California Air Resources Board and to minimize public exposure to toxic or hazardous air pollutants and air pollutants that create unpleasant odors. The following are measures used to reduce impacts on air quality from equipment exhaust emissions:

Heavy Equipment and Mobile Source Mitigation Measures.

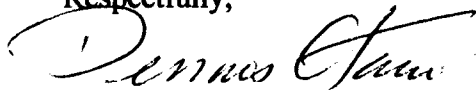
- Use low-emission on-site mobile construction equipment.
- Maintain equipment in tune per manufacturer specifications.
- Retard diesel engine injection timing by two to four degrees.
- Use electricity from power poles rather than temporary gasoline or diesel generators.
- Use reformulated low-emission diesel fuel.
- Use catalytic converters on gasoline-powered equipment.
- Substitute electric and gasoline-powered equipment for diesel-powered equipment where feasible.
- Do not leave inactive construction equipment idling for prolonged periods (i.e., more than two minutes).

- Schedule construction activities and material hauls that affect traffic flow to off-peak hours.
 - Configure construction parking to minimize traffic interference.
 - Develop a construction traffic management plan that includes, but is not limited to: Providing temporary traffic control during all phases of construction activities to improve traffic flow; Rerouting construction trucks off congested streets; and provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site.
8. Prior to construction/installation of any new point source emissions units or non-permitted emission units (i.e., gasoline dispensing facility, boilers, internal combustion engines, etc.), authority to construction applications shall be submitted to the AQMD. Submittal of applications shall include facility diagram(s), equipment specifications and emission factors.
9. All portable equipment (non-mobile) with a 50 horse power or greater engine to be utilized on the project shall be permitted by the California Air Resources Board. Copy of the current portable equipment permit shall be with said equipment.

The above AQMD rules are found in the El Dorado County Air Pollution Control District Rules and Regulations. A copy of the AQMD Rules and Regulations is available at our Department or from the Department's web page located at the following internet address: www.edcgov.us/emd.

If you have any questions regarding this comment, please do not hesitate to telephone our office at (530) 621-6662.

Respectfully,



Dennis Otani, Senior Air Quality Specialist
Air Quality Management District

DMO:do

Enclosures



El Dorado County Resource Conservation District
100 Forni Road, Suite A • Placerville, CA 95667 • Phone (530) 295-5630, Fax (530) 295-5635

September 14, 2010

**Mel Pabalines, Project Planner
El Dorado County Planning Services
2850 Fairlane Ct.
Placerville, CA 95667**

**PA 10-0016 – San Stino Pre-Application (Scheiber Ranch CA LLC/Joel
Korotkin/CTA Engineering and Surveying)
APN: 090-190-01, -02 & 090-380-07, -19 & 090-220-05, -24**

**In response to your request for our review of the above mentioned project, our
board meets on October 5, 2010, and may have comments at that time.**

**For: Carlan Meyer, President
Board of Directors**

A handwritten signature in black ink, appearing to read 'Mark Egbert', with a stylized flourish at the end.

**By: Mark Egbert, District Manager
El Dorado County Resource Conservation District
100 Forni Rd. Suite A
Placerville, CA 95667
(530) 295-5630
Mark.Egbert@ca.usda.gov**

COUNTY OF EL DORADO
OFFICE of COUNTY SURVEYOR

MEMO

DATE: September 14, 2010

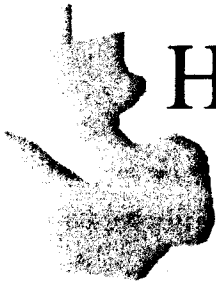
TO: Mel Pabalinas, Project Planner

FROM: Karen Laree Hyder - phone (530) 621-5121 fax (530) 626-8731

SUBJECT: PA 10-0016 San Stino Pre-Application: Scheiber Ranch CA LLC /
Joel Korotkin / CTA Engineering and Surveying.

We have looked over the project and would expect the following subjects to be addressed during the review process.

- 1) All survey monuments must be set prior to the presentation of the final map to the Board of Supervisors for approval, or the developer shall have surety of work to be done by bond or cash deposit. Verification of set survey monuments, or amount of bond or deposit to be coordinated with the County Surveyors Office.
- 2) The roads serving the development shall be named by filing a completed Road Name Petition, with the County Surveyors Office. Proof of any signage required by the Surveyor's Office must be provided to our office prior to filing the Parcel Map.



Holiday Lake

Community Service District
P.O. Box 2382
Shingle Springs, CA 95682

SEP 15 10 14 07
RECEIVED
PLANNING DEPARTMENT

September 14, 2010

Rommel Pabalinas
El Dorado County Development Services
2850 Fairlane Ct.
Placerville CA 95667

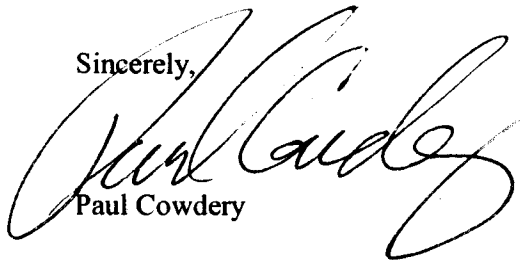
Dear Mel

Thanks for sending materials for the project, we are reviewing these materials.

It is my understanding that Holiday Lake CSD as a public agency is entitled to send representatives to appear at and comment at the TAC. Please include HLCSD on your communication regarding the upcoming TAC; two designated representatives will be attending.

Thank you.

Sincerely,



Paul Cowdery



Rommel Pabalinas/PV/EDC

09/16/2010 02:36 PM

To Arthur Mi Wallang <arthur_mi_wallang@dot.ca.gov>

cc

bcc

Subject Re: PA 10-0016 - San Stino Pre-application



Memo to TAC agencies (Revised Initial Consultation Letter).doc PA10-0016mp (revised letter 091010).doc

Arthur:

Per your request, I would honor your request for an extension of weeks to provide related comments. Also, just a reminder, the item for review is simple pre-application/conceptual review of development. There is no actual development that would be occurring. Any comments that you may have (general or specific) would be considered into the formal development application, if it ever came to fruition down the line. Please review the attached memorandum and revised consultation letter.

=====
Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department- Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
Direct line 530-621-5363
Fax 530-642-0508

Arthur Mi Wallang <arthur_mi_wallang@dot.ca.gov>



Arthur Mi Wallang
<arthur_mi_wallang@dot.ca.gov>

09/16/2010 02:14 PM

To mel.pabalinas@edcgov.us

cc

Subject PA 10-0016 - San Stino Pre-application

Hi Mel,

The above project Intinial consultation Information is due in your office on September 22, 2010. we request for 2 weeks extension to get our comments by October 6, 2010. Thank you.



**COUNTY OF EL DORADO
DEPARTMENT OF TRANSPORTATION**



Pre-application Review

Date: October 12, 2010
To: Mel Pabalinas, Project Planner
From: Claudia Wade, DOT Transportation Planning
Subject: PA 10-0016
Project: San Stino
Location: Project is bordered to the north by Mother Lode Drive, to the west by French Creek Road, and is adjacent to Old French Town Road, in the Shingle Springs area.
APN: 090-190-01, -02, 090-380-07, -19, 090-220-05, -24

Note: While the County staff will take utmost care to accurately represent County Codes, policies and applicable past positions of staff, Planning Commission and the Board of Supervisors, it should be noted that matters discussed in the pre-application meeting should be not construed to bind, restrict or obligate the staff or review boards when processing a subsequent application. A more thorough review that typically occurs during the formal application process could reveal issues and circumstances that were not reviewed during the much shorter review of the pre-application submittal meeting. Further, it is incumbent on the part of the applicant to obtain and understand all applicable Codes and policies.

Project Description: Pre-app and conceptual review of proposed development in the Shingle Springs area to contemplate various residential densities and potential commercial sites. The on- and off-site improvements would include grading of pads, construction of on-site roads, improvements to off-site roads and water/sewer utility upgrades and connections. Anticipated entitlements would include a general plan amendment, rezone, tentative subdivision map and a 20-year development agreement..

Site Plans: These comments are based on a review of the information provided by the applicant dated August 2010.

Grading & Drainage: A grading and drainage plan shall be required for this development.

Design waivers: No design waivers were submitted with this pre-app request.

ADVISORIES / COMMENTS:

General Plan / Circulation Element: The main access roadways for the project are Shingle Springs Drive, Mother Lode Drive, and French Creek Road. Mother Lode Drive is classified as a major two-lane road as described in Exhibit TC-1 Circulation Map of the El Dorado County General Plan. Mother Lode Drive is a County maintained roadway. Shingle Springs Drive and French Creek Road are classified as two-lane regional roads that are also maintained by the

County. The project lies within the El Dorado / Diamond Springs Community Region and is proposing private roadways within the subdivision.

Onsite Roadway Improvements: Since the project is within a Community Region, onsite access roadways must be consistent with Design Std Plan **101B**. The required width of the internal roads would be dependent on the traffic impacting the roads in addition to any recommendations of the traffic study. Additionally, this design standard requires a 6-foot sidewalk on both sides of the roadway.

Parking: Please be advised that the Fire Departments only allow parking on one side on streets 30-ft wide or greater per their amendments to Appendix D of the CA Fire Code.

Traffic Analysis: A traffic study is required to be submitted for analysis of the project to determine on-site and off-site mitigations for the proposed development as well as required geometrics.

Project Specific Comments:

Road Design Standards: The applicant shall construct all roads in conformance with the Design and Improvements Standard Manual (DISM), as shown in Table 1. The improvements shall be completed to the satisfaction of the Department of Transportation (DOT) or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map: (the requirements outlined in Table 1 are minimums)

Table 1					
ROAD NAME	DESIGN STANDARD PLAN	ROAD WIDTH*	RIGHT OF WAY**	DESIGN SPEED	EXCEPTIONS/ NOTES
Onsite Roadways	Std Plan 101B	To be determined based on amount of traffic thru the roads as well as the option of parking on the roadways	To be determined based on amount of traffic thru the roads as well as the option of parking on the roadways	Varies (based on 101B standards)	Type 2 vertical curb, gutter, and 6 ft sidewalks on both sides. Bike lanes may be required consistent with the highway design manual.
French Creek Road (From Mother Lode Drive to French Town Road)	Std Plan 101B	To be constructed consistent with the DISM Widths to be determined based on information from approved Traffic Impact Study	To be consistent with the DISM. Width to be determined based on information from approved Traffic Impact Study	Varies (based on 101B standards)	Design waiver would be required for no sidewalk, curb, and gutter

Local Roads to be used for off-site circulation of project	Std Plan 101B	To be constructed consistent with the DISM Widths to be determined based on information from approved Traffic Impact Study	To be consistent with the DISM. Width to be determined based on information from approved Traffic Impact Study	Varies (based on 101B standards)	Design waiver would be required for no sidewalk, curb, and gutter
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* Road widths are measured from curb face to curb face or edge of pavement to edge of pavement if no curb (traveled way). Curb face for rolled curb and gutter is 6" from the back of the curb.

** Non-exclusive road and public utility easements included

Encroachment Permits:

- a) The applicant shall obtain an encroachment permit from DOT for all work county maintained roadways. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.
- b) The applicant shall obtain an encroachment permit from Caltrans for any work done within Caltrans right-of-way. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.

Mother Lode Drive Improvements: The applicant will be required to construct 6-ft wide sidewalks along the southern portion of Mother Lode Drive from the proposed major 2-lane road encroachment to French Creek Road. The applicant shall also construct traffic signals as specified in the approved traffic study and any required turn pockets. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.

Buckeye Road Improvements: Because of the proximity of the intersection of the proposed major 2-lane road and Mother Lode Drive, the proposed connection of Buckeye Road to the proposed major 2-lane road shall be eliminated. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.

Gates & Turnarounds: If gates are to be utilized at access points, the design must incorporate turnarounds prior to the gates. The Fire Department has acceptable designs for such turnarounds.

Offer of Dedication: As indicated in Table 1, the applicant shall irrevocably offer to dedicate a Road and Public Utilities Easements for all onsite roadways as described in the table above,

prior to the filing of the final map. The offers for the following streets shall be rejected by the County:

Offer of Dedication: As indicated in Table 1, the applicant shall irrevocably offer to dedicate a Road and Public Utilities Easements for 30-foot right-of-way as measured from Centerline along French Creek Road and Mother Lode Drive, in fee.

Turnaround: All proposed turnarounds shall be built to the provisions of County Standard Plan 114 or approved equivalent. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to the filing of the final map.

Offsite Easements: Applicant shall provide all necessary recorded easements for the drainage, slope and road improvements crossing the property line prior to approval of the improvement plans.

Storm water Quality: NPDES Permit: At the time that an application is submitted for improvement plans or a grading permit the applicant will be required to file a "Notice of Intent" (NOI) to comply with the Statewide General NPDES Permit for storm water discharges associated with construction activity with the State Water Resources Control Board (SWRCB). This condition is mandated by the Federal Clean Water Act and the California Water Code. A filing form, a filing fee, a location map, and a Storm Water Pollution Prevention Plan (SWPPP) are required for this filing. A copy of the Application must be submitted to the County, prior to building permit issuance, and by state law must be done prior to commencing construction.

Storm Water Drainage BMPs: Storm drainage from on-and off-site impervious surfaces (including roads) shall be collected and routed through specially designed water quality treatment facilities (BMPs) for removal of pollutants of concern (e.g. sediment, oil/grease, etc.), as approved by DOT. This project is located within the area covered by El Dorado County's municipal storm water quality permit, pursuant to the National Pollutant Discharge Eliminated System (NPDES) Phase II program. Project related storm water discharges are subject to all applicable requirements of said permit. BMPs shall be designed to mitigate (minimize, infiltrate, filter, or treat) storm water runoff in accordance with "Attachment 4" of El Dorado County's NPDES Municipal Storm water Permit (State Water Resources Control Board NPDES General Permit No. CAS000004).

With the Improvement Plans, the applicant shall verify that the proposed BMPs are appropriate to treat the pollutants of concern from this project. A maintenance entity of these facilities shall be provided by the project applicant. DOT shall review the document forming the entity to ensure the provisions are adequate prior to filing of the final map.

Drainage Study / SWMP Compliance: The applicant must provide a drainage report at time of improvement plans or grading permit application, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality

management practices to the satisfaction of the Department of Transportation or Development Services (whichever is applicable).

The Drainage Study must demonstrate the subject property has adequate existing and proposed storm drainage facilities. At a minimum, the drainage study, plans, and calculations shall include the following:

- The site can be adequately drained;
- The development of the site will not cause problems to nearby properties, particularly downstream sites;
- The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow more than the pre-development 10-year storm event or cause a hazard or public nuisance. Detention shall be required if said condition is not met or demonstrate that there are no downstream impacts.
- The ultimate drainage outfall of the project.

Pursuant to Section 1.8.3 of the Drainage Manual, the report shall be prepared by a Civil Engineer who is registered in the State of California. The improvements shall be completed to the approval of the Department of Transportation or Development Services (whichever is applicable).

JPA Condition: The proposed road connecting to Shingle Springs Drive crosses the former railroad right-of-way now owned by the Joint Powers Authority (JPA). The applicant shall enter into a JPA easement agreement with the County of El Dorado, to the satisfaction of the Department of Transportation and General Services, prior to filing of the final map. Per the easement agreement, the applicant understands and agrees that the County of El Dorado or the California Public Utilities Commission (CPUC) may require the applicant to provide (but not be limited to providing) the following improvements: a) lights, b) crossing barricades, c) signs, d) tire rumble strips, etc. The applicant shall be responsible for the cost of designing, constructing, and maintaining any such improvements and shall be responsible for obtaining any required approvals from the CPUC prior to construction of the crossing. No gate or fence shall be erected that blocks or interferes with the use of said easement.

DOT STANDARD CONDITIONS

Easements: All applicable existing and proposed easements shall be shown on the project plans.

Road & Public Utility Easements: The applicant shall provide 60-ft, 50-ft wide, and 40 ft wide non-exclusive road and public utility easement for the on-site access roadways as shown in Table 1 prior to the filing of the final map.

Signage: The applicant shall install all necessary signage such as stop signs, street name signs, and/or "not a county maintained road" road sign as required by the Department of Transportation prior to the filing of the map. The signing and striping shall be designed and constructed per the latest version of the Manual Uniform Traffic Control Devices (MUTCD) and the California Supplement.

Sidewalks: Sidewalks may be located outside the right-of-way and meander as a means to provide interest and variety in alignment. The alignment and design of the sidewalks shall be reviewed and approved by the Department of Transportation prior to issuance of building permits. Pedestrian easements shall be provided where necessary. Final lane configurations, including the need for additional rights-of-way, shall be subject to review and approval of the Department of Transportation prior to improvement plan approval.

Curb Returns: All curb returns, at pedestrian crossing, will need to include a pedestrian ramp with truncated domes per Caltrans Standard A88A and four feet of sidewalk/landing at the back of the ramp.

Maintenance Entity: The proposed project must form an entity for the maintenance of any shared or common: private roads, parking facilities, landscaping, signs and drainage facilities. If there is an existing entity, the property owner shall modify the document if the current document does not sufficiently address maintenance of the roads, parking facilities, landscaping, signs, and drainage facilities of the current project. DOT shall review the document forming the entity to ensure the provisions are adequate prior to filing of the final map.

Subdivision Improvement Agreement & Security: The developer shall enter into a Subdivision Improvement Agreement (SIA) with the Department of Transportation for all onsite roadway, drainage infrastructure, grading, etc. The developer shall complete the improvements to the satisfaction of DOT or provide security to guarantee performance of the SIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to filing of the final map.

Common Fence/Wall Maintenance: The responsibility for, and access rights for, maintenance of any fences and walls constructed on property lines shall be included in the Covenants Codes and Restrictions (CC&Rs).

Water Quality Stamp: All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. All stamps shall be approved by the El Dorado County inspector prior to being used.

Construction Hours: Construction activities shall be conducted in accordance with the County Health, Safety, and Noise Element and limited to the daylight hours between 7:00 a.m. and 7:00 p.m. on any weekday, and 8:00 a.m. and 5:00 p.m. on weekends and federal holidays.

DISM Consistency: The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual from the County Department of Transportation, and pay all applicable fees prior to filing of the final map.

Road Improvement Agreement & Security: The developer shall enter into a Road Improvement Agreement (RIA) with the Department of Transportation for all roadway, frontage, and intersection improvements. The developer shall complete the improvements to the satisfaction of DOT or provide security to guarantee performance of the RIA as set forth within the County of El Dorado Subdivision Division Ordinance, prior to filing of the final map.

Import/Export Grading Permit: Any import, or export to be deposited or borrowed within El Dorado County, shall require an additional grading permit for that offsite grading.

Grading Permit / Plan: The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Department of Transportation for review and approval. The plan shall be in conformance with the County of El Dorado "*Design and Improvement Standards Manual*", the "*Grading, Erosion and Sediment Control Ordinance*", the "*Drainage Manual*", the "*Off-Street Parking and Loading Ordinance*", and the State of California Handicapped Accessibility Standards. All applicable plan check and inspection fees shall be paid at the time of submittal of improvement plans. The improvements and grading shall be completed to the satisfaction of DOT prior to occupancy clearance.

Grading Plan Review: Grading and improvement plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Department of Transportation. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Department of Transportation shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. Grading plans shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance and El Dorado County Storm Water Management Plan. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control siltation, and the potential discharge of pollutants into drainages.

RCD Coordination: The timing of construction and method of revegetation shall be coordinated with the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and recommendation to the Department of Transportation. The Department of Transportation shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.

Soils Report: At the time of the submittal of the grading or improvement plans, the applicant shall submit a soils and geologic hazards report (meeting the requirements for such reports provided in the El Dorado County Grading Ordinance) to, and receive approval from the El Dorado County Department of Transportation. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations and address, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.

Drainage Study / SWMP Compliance: The applicant shall provide a drainage report at time of improvement plans or grading permit application, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Department of Transportation.

The Drainage Study must demonstrate the subject property has adequate existing and proposed storm drainage facilities. At a minimum, the drainage study, plans, and calculations shall include the following:

- The site can be adequately drained;
- The development of the site will not cause problems to nearby properties, particularly downstream sites;
- The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow more than the pre-development 10-year storm event or cause a hazard or public nuisance. Detention shall be required if said condition is not met or demonstrate that there are no downstream impacts.
- The ultimate drainage outfall of the project.

Pursuant to Section 1.8.3 of the Drainage Manual, the report shall be prepared by a Civil Engineer who is registered in the State of California. The improvements shall be completed to the approval of the Department of Transportation prior to the filing of the final map or the applicant shall obtain an approved improvement agreement with security.

Drainage, Cross-Lot: Cross lot drainage shall be avoided. When cross lot drainage does occur, it shall be contained within dedicated drainage easements, and included in the County Service Area Zone of Benefit (ZOB), Home Owners Association, or other entity acceptable to the County. Any variations shall be approved by the County Engineer. This drainage shall be conveyed via closed conduit or v-ditch, to either a natural drainage course of adequate size or an appropriately sized storm drain system within the public roadway. The site plans shall show drainage easements for all on-site drainage facilities. Drainage easements shall be provided where deemed necessary prior to the filing of the final map.

Drainage Easements: Pursuant to Section 4.D of the DISM, the site plans shall show drainage easements for all on-site drainage courses and facilities and shall be included on all improvement plans and / or on the final map.

NPDES Permit: At the time that an application is submitted for improvement plans or a grading permit, and if the proposed project disturbs more than one acre of land area (43,560 square feet), the applicant shall file a "Notice of Intent" (NOI) to comply with the Statewide General NPDES Permit for storm water discharges associated with construction activity with the State Water Resources Control Board (SWRCB). This condition is mandated by the Federal Clean Water Act and the California Water Code. A filing form, a filing fee, a location map, and a Storm Water Pollution Prevention Plan (SWPPP) are required for this filing. A copy of the Application shall be submitted to the County, prior to building permit issuance, and by state law must be done prior to commencing construction.

Storm Water Drainage BMPs: Storm drainage from on-and off-site impervious surfaces (including roads) shall be collected and routed through specially designed water quality treatment facilities (BMPs) for removal of pollutants of concern (e.g. sediment, oil/grease, etc.), as approved by DOT. This project is located within the area covered by El Dorado County's municipal storm water quality permit, pursuant to the National Pollutant Discharge Eliminated System (NPDES) Phase II program. Project related storm water discharges are subject to all applicable requirements of said permit. BMPs shall be designed to mitigate (minimize, infiltrate, filter, or treat) storm water runoff in accordance with "Attachment 4" of El Dorado County's NPDES Municipal Storm water Permit (State Water Resources Control Board NPDES General Permit No. CAS000004).

With the Improvement Plans, the applicant shall verify that the proposed BMPs are appropriate to treat the pollutants of concern from this project. A maintenance entity of these facilities shall be provided by the project applicant. DOT shall review the document forming the entity to ensure the provisions are adequate prior to filing of the final map.

Off-site Improvements (Security): Prior to the filing of a final map or parcel map, the applicant shall enter into an agreement pursuant to Government Code Section 66462.5 to complete the required offsite improvements, including the full costs of acquiring any real property interests necessary to complete the required improvements. In addition to the agreement, the applicant shall provide a cash deposit, letter of credit, or other acceptable surety in the amount sufficient to pay such costs, including legal costs, subject to the approval of County Counsel.

Off-site Improvements (Acquisition): As specified in the Conditions of Approval, the applicant is required to perform off-site improvements. If it is determined that the applicant does not have or cannot secure sufficient title or interest of such lands where said off-site improvements are required, the County may, at the applicant's expense and within 120 days of filing the Final Map, acquire by negotiation or commence proceedings to acquire an interest in the land which will permit the improvements to be made, including proceedings for immediate possession of the property. In such cases, prior to filing of any final map, the applicant shall submit the following to the Department of Transportation Right of Way Unit, and enter into an agreement pursuant to Government Code Section 66462.5 and provide acceptable security to complete the offsite improvements, including costs of acquiring real property interest to complete the required improvements, construction surveying, construction management and a 20% contingency:

- a. A legal description and plat, of the land necessary to be acquired to complete the offsite improvements, prepared by a civil engineer or land surveyor.
- b. Approved improvement plans and specifications of the required off-site improvements, prepared by a civil engineer.
- c. An appraisal prepared by a certified appraiser of the cost of land necessary to complete the off-site improvements.

In addition to the agreement the applicant shall provide a cash deposit, letter of credit, or other acceptable surety in an amount sufficient to pay such costs including legal costs subject to the approval of County Counsel.

Electronic Documentation: Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to DOT with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.

TIM Fees: The applicant shall pay the traffic impact mitigation fees in effect at the time a building permit is deemed complete.

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