

San Stino Limited Partnership

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March 13, 2013

Supervisor Ray Nutting
El Dorado County Board of Supervisors
330 Fair Lane
Placerville, CA 95667

**COPY SENT TO BOARD MEMBERS
FOR THEIR INFORMATION**

DATE 3-13-13

2013 MAR 13 AM 10:09



Re: Commitment to Community Outreach

Supervisor Nutting:

On behalf of our project team, we would like to thank you and your staff for the opportunity to work together to create a vibrant and sustainable community in the Shingle Springs Community Region. We have appreciated the opportunity to work together and we look forward to working with the community to formulate a plan that addresses the concerns we heard at the Board.

While we were disappointed with the outcome of the February 26th Board Meeting, we are optimistic that we can work with your Board and the community to find common ground. This letter is meant to show how we developed the San Stino project and how we ended up where we are today. I also want to make clear our commitment to the El Dorado County Board of Supervisors, the residents of Shingle Springs and the rest of the County. Our commitment to you and to the Board is that we will spend the time, energy and effort to understand the community's concerns about the proposed project and identify changes that can be made to the project in response to those concerns. We hope that we can work towards common goals to create an amazing project in El Dorado County. We have provided a brief history below and the next steps we will take to try and move forward.

Project Design History

San Stino was designed over a period of more than two years by CTA Engineering, the largest and most respected civil engineering firm focused on development in El Dorado County. The project design was based on the physical features and constraints of the site, on the adopted 2004 General Plan and on the land development criteria set forth in that plan. More than twenty different studies, assessments, and analyses specifically addressing the site were used to assist in this effort. These included traffic studies, archaeological studies, sewer and water assessments, cultural resource assessments, wetland delineations, drainage studies, plant surveys and more. Prior to the final design of the project or preparation of the initial application, we applied for a "Conceptual Review" of the project (PA 10-0016). This was a process adopted by the Board of Supervisors in 2009 as a way for developers to receive feedback from the Board on the project as presented, prior to the filing of a complete application. This resulted in an open, publicly noticed, meeting with feedback from the Board, agencies and the community.

The project was presented, public input was received, and each member of the Board had an opportunity to share their thoughts on the project. In response to what we heard and to comments received, housing units were removed, a potential school site was added and the commercial and mixed-use components were taken out of the project. Then we began a series of meetings with neighboring homeowners and homeowner's associations. This process took over a year and involved numerous meetings.

As a result of those meetings, further revisions were made. Lot sizes were increased in some areas, setbacks were increased in others and density was further reduced. Commitments were made regarding walls, landscaping and rights of way. As a result of these, at time tenuous, meetings we were able to work together with a common purpose of creating a new sought after community.

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After more than two years of planning and collaborating we submitted a revised application to the County on September 4, 2012. This application was processed by the County and the NOP was released on February 22, 2013. We believed at the time that we had the support of community members and had done our due diligence in crafting San Stino.

Going Forward

As much as we felt we had followed the County process and worked with the community we understand and have heard very clearly that there is opposition to the project as proposed. We felt that the environmental process was the place to address the remaining concerns. However, after listening to community comments and after meetings with community members, it is clear that we need to take a step back.

Our commitment to you and to the community is that we will make every attempt to work with any person and any group that will meet with us, formally or informally, to express their vision and their desires, as well as their concerns as they relates to this property and its place in the community. At the end of the scoping period, March 29, 2013, we will begin the process of evaluating the comments received. We will also embark on the outreach program as set out above. As we develop the alternatives that emerge from this process, we will determine, with County staff and input from the community, the best way to move forward with the San Stino project. We will make sure that everyone is aware of the process and has a chance to be heard.

Thank you for your willingness to work with us and for your commitment to help in identifying the people and groups who have expressed their concern. We hope that you will encourage folks to work with us as we try and create a plan that works for the greater Shingle Springs Community.

Thank you for your time and efforts in helping to make El Dorado County a place where people of all ages and backgrounds can live, work and play. We are excited about the possibilities and working with you and the community to move San Stino forward.

Sincerely,



Joel M. Korotkin
San Stino Limited Partnership

Copies to: All Supervisors
 Planning Department
 County Counsel