



Charlene Tim &lt;charlene.tim@edcgov.us&gt;

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**TGPA/ZOU Re: Proposed Revision to Mixed Use Development Standards and Guidelines**


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Lori at Shingle Springs Community Alliance <info@shinglespringscommunityalliance.com> Sat, Aug 22, 2015 at 5:07 PM  
 To: Planning Commissioner Stewart <rich.stewart@edcgov.us>, Planning Commissioner Pratt <dave.pratt@edcgov.us>, Planning Commissioner Heflin <tom.heflin@edcgov.us>, Planning Commissioner Shinault <brian.shinault@edcgov.us>, Char Tim <charlene.tim@edcgov.us>, Planning Commissioner Miller <gary.miller@edcgov.us>  
 Cc: Char Tim <charlene.tim@edcgov.us>, Shawna Purvines <shawna.purvines@edcgov.us>

Dear Planning Commissioners,

Please make the following recommended revision to the BOS. You can see the email thread between me and Shawna Purvines that led to this recommendation.

Thank you,

Lori Parlin  
 Shingle Springs Community Alliance

- 1. Recommended Revisions:** Remove Shingle Springs photo and replace with a photograph of the Shingle Springs train depot building. Make the following text changes within the Mixed Use Development Standards and Guidelines under the heading "Shingle Springs" as shown in strikeout and underline. (Draft Mixed-Use Design Manual, page 9):

Like many communities in El Dorado County, Shingle Springs began as a bustling California gold mining settlement. The first post office was established in 1853, the first general store in 1865, and the first railroad in 1866. The town boomed as a railroad terminus, but eventually the gold miners moved on. As they left, ranchers arrived to take advantage of the surrounding hills. Today, Shingle Springs is a peaceful country community with ranches and homes on acreage located near along the Highway 50/South Shingle Road interchange. ~~Shingle Springs does not have the same historic main street that some of the other communities in El Dorado County have. Instead, most of the commercial development is centered along the Durock Road/Mother Lode Drive corridor in auto-oriented retail buildings.~~ Shingle Springs has retained its historic core surrounding the train depot and looks forward to developing a downtown center that recreates the vitality of its past, similar to the historic main streets of nearby communities. Developing a historically characteristic downtown will enhance the existing industrial and multi-family area along Durock Road.

----- Original Message -----

Subject: Re: Proposed Revision to Mixed Use Development Standards and Guidelines  
 From: Shawna Purvines <shawna.purvines@edcgov.us>  
 Date: Thu, August 20, 2015 8:44 am  
 To: Lori at Shingle Springs Community Alliance <info@shinglespringscommunityalliance.com>

Hi Lori,

I think this is fine. Since staff can only suggest revisions related to typos/edits etc. at this point in the process, you will want to send this request to the Planning Commission asking them to include your suggested changes with their recommendation to the Board. Or you can wait to give this to the Board when they hear the project. Either way will work.

Let me know if you have any questions.  
 Shawna

On Wed, Aug 19, 2015 at 7:59 PM, Lori at Shingle Springs Community Alliance <info@shinglespringscommunityalliance.com> wrote:

Hi Shawna,

Ok, that was a bit of work - phew! We came up with the edits below. I tried to use your

underline/strikeout editing, so please check carefully to see that I got it correct. Let me know if you have any questions or concerns.

#### 1. **Recommended**

**Revisions:** Remove Shingle Springs photo and replace with a photograph of the Shingle Springs train depot building. Make the following text changes within the Mixed Use Development Standards and Guidelines under the heading "Shingle Springs" as shown in ~~strikeout and underline~~. (Draft Mixed-Use Design Manual, page 9):

Like many communities in El Dorado County, Shingle Springs began as a bustling California gold mining settlement. The first post office was established in 1853, the first general store in 1865, and the first railroad in 1866. The town boomed as a railroad terminus, but eventually the gold miners moved on.

As they left, ranchers arrived to take advantage of the surrounding hills. Today, Shingle Springs is a peaceful country community with ranches and homes on acreage located near along the Highway 50/South Shingle Road interchange. ~~Shingle Springs does not have the same historic main street that some of the other communities in El Dorado County have.~~ Instead, most of the commercial development is centered along the Durock Road/Mother Lode Drive corridor in auto-oriented retail buildings. Shingle Springs has retained its historic core surrounding the train depot and looks forward to developing a downtown center that recreates the vitality of its past, similar to the historic main streets of nearby communities. Developing a historically characteristic downtown will enhance the existing industrial and multi-family area along Durock Road.

Thank you,

Lori

----- Original Message -----

Subject: Re: Proposed Revision to Mixed Use Development Standards and Guidelines

From: Lori A Parlin <loriparlin@sbcglobal.net>

Date: Tue, August 11, 2015 1:39 pm

To: Shawna Purvines <shawna.purvines@edcgov.us>

Hi Shawna,

Let me have a few people look it over with me and I'll get back to you. Thank you for following up on this - it had fallen off my radar.

Lori

On Tuesday, August 11, 2015 1:06 PM, Shawna Purvines <shawna.purvines@edcgov.us> wrote:

Hi Lori,

I wanted to follow up with you on your request to revise the language in the Mixed Use Development Standards and Guidelines. If you still would like to have this considered you will want to send the request to the Planning Commission on or before their meeting scheduled for August 27th. Or, this could also be done when the project goes to the Board for hearings later this Fall. Let me know if you have any questions. Following is the suggested revisions we discussed.

1. **Recommended Revisions:** Remove Shingle Springs photo and replace with a photograph of the Shingle Springs train depot building. Make the following text changes within the Mixed Use Development Standards and Guidelines under the heading "Shingle Springs" as shown in ~~strikeout and underline.~~

(Draft Mixed-Use Design Manual, page 9):

Like many communities in El Dorado County, Shingle Springs began as a bustling California gold mining settlement. The first post office was established in 1853, the first general store in 1865, and the first railroad in 1866. The town boomed as a railroad terminus, but eventually the gold miners moved on. As they left, ranchers arrived to take advantage of the surrounding hills. Today, Shingle Springs is located near along the Highway 50/South Shingle Road interchange. ~~Shingle Springs does not have the same historic main street that some of the other communities in El Dorado County have. Instead, most of the commercial development is centered along the Durock Road/Mother Lode Drive corridor in auto-oriented retail buildings. Shingle Springs has retained its historic core surrounding the train depot and looks forward to developing a downtown center that recreates the vitality of its past, similar to the historic main streets of nearby communities.~~

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**Shawna L. Purvines**  
Principal Planner

**County of El Dorado**  
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8/25/2015

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