



**County of El Dorado**  
**Notice of Preparation**  
**San Stino Residential Project**

**Date:** February 22, 2013

**To:** Public Agencies, Interested Organizations, and Individuals

**From:** Pierre Rivas, Principal Planner, El Dorado County

**Subject:** Notice of Preparation of an Environmental Impact Report for the San Stino Residential Project (File Nos. A12-0005, Z12-0009, PD12-0001, TM12-1509); and the Holiday Hills Estates and Holiday Lake Ranches Entry Gates and Vacation of Public Streets (File Nos. S13-0001, S13-0002, GV13-0001, and GV13-0002)

This Notice of Preparation (NOP) is intended to initiate the environmental review process in accordance with the California Environmental Quality Act (CEQA) for a land development project in El Dorado County. The County of El Dorado (County) will be the Lead Agency and will prepare the Environmental Impact Report (EIR) for the project described below.

The project description, location, and probable environmental effects of the San Stino Residential Project are described in the attached materials. The County is soliciting comments from public agencies, private organizations, and individuals regarding the scope and content of the environmental documentation. Note that other public agencies may need to use the EIR when considering permitting or other approvals. Because of time limits mandated by State law, your response to this NOP must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

A public scoping meeting will be held at 5:30 p.m. on Thursday, March 21, 2013 at the Shingle Springs Community Center, 4440 South Shingle Springs Road, Shingle Springs, CA 95682.

Please note that your written response to this NOP must be addressed to **Pierre Rivas, Principal Planner**, at the address shown below by **5:00 p.m. on March 29, 2013** to be included as a comment during the scoping period.

**Mr. Pierre Rivas, Principal Planner**  
El Dorado County  
Development Services Department  
2850 Fairlane Court Placerville, CA 95667  
Email: [pierre.rivas@edcgov.us](mailto:pierre.rivas@edcgov.us)

**Project Location:** The project site is located on approximately 645 acres south of US Highway 50 between French Creek Road and Old Frenchtown Road, south of Mother Lode Drive near its intersection with Buckeye Road in unincorporated community of Shingle Springs in El Dorado County (Figure 1). Existing or approved adjacent subdivisions include Hacienda De Estrellas, Holiday Lake Ranches and Holiday Hills Estates to the north and northwest; Lost Creek and Frenchtown Hill to the east; and Foothill Acres and Foothill Creek Terrace to the west.

**Project Description:** The proposed project would develop a new 1,041 unit detached residential subdivision, called San Stino, on the project site. Two larger lots would also be set aside for future school, park or residential uses. The project would include 270 acres (42 percent of the site) of open space, including active and passive parks, trails, landscaped lots, and native open space. New on- and off-site utility and roadway infrastructure would be constructed to serve the new development. Access to the site would be from Via Livenza, a proposed collector road which would connect Mother Lode Drive to the north to French Creek Road to the south. The conceptual site plan is shown in Figure 2.

The project also includes the proposal to vacate certain public streets within the adjacent developments know as Holiday Hills Ranches and Holiday Lake Estates, and gate the area at two existing points of entry (Figure 3).

Requested project approvals include: a General Plan Amendment (File No. A12-0005); Zone Change (File No. Z12-0009); Planned Development (File No. PD12-0001); Tentative Map (File TM12-1509); Special Use Permits (File Nos. S13-0001 and S13-0002); Vacation of Public Streets (File Nos. GV13-0001 and GV13-0002); and annexation into the El Dorado Irrigation District (parcels 090-190-01, and -02; and 090-220-05 and -63).

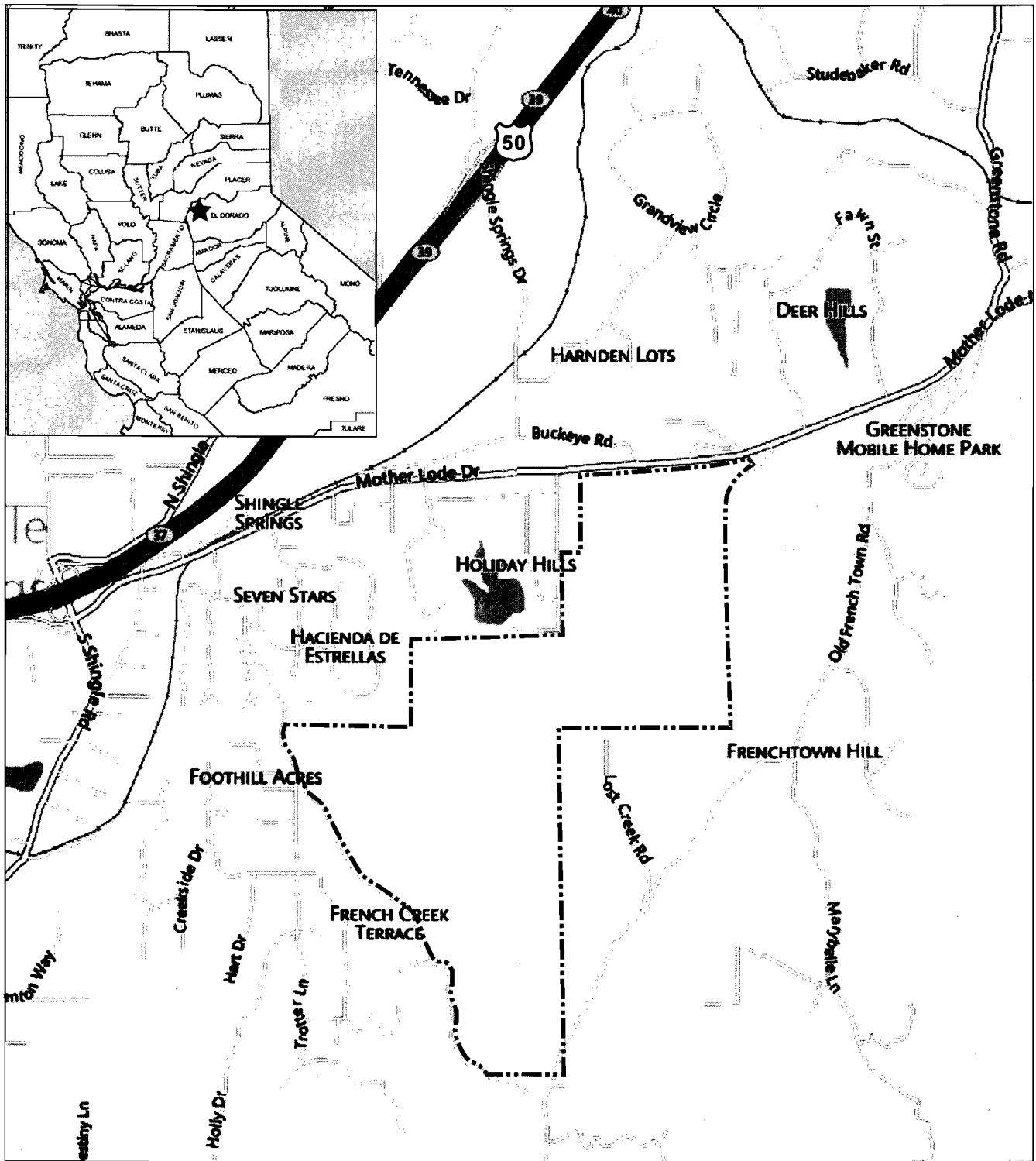
**General Plan and Zoning Description:** The project is currently located entirely within the General Plan Community Region (urban limit line) of Shingle Springs and is designated as Low Density Residential (LDR). LDR allows for a maximum density of 1 dwelling unit per 5 acres. The proposed project would change the General Plan land use designation to Medium-Density Residential (MDR), High-Density Residential (HDR), and Open Space (OS).

The site is currently zoned Estate Residential Five Acre (RE-5) and Exclusive Agriculture (AE). The project would rezone the underlying lands to a combination of the following zones: One-Family Residential-Planned Development (R1-PD), One-Half Acre Residential-Planned Development (R-20,000-PD), One-Acre Residential-Planned Development (R1A-PD), and Open Space-Planned Development (OS-PD).

**Potential Environmental Effects:** Based on a preliminary environmental analysis of the project and discussion with the County staff and the community, the following topics will be evaluated in the EIR:

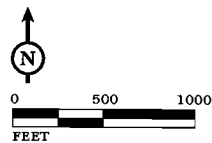
- Land Use and Planning Policy
- Population and Housing
- Visual Resources
- Biological Resources
- Cultural Resources
- Geology, Soils and Seismicity
- Hydrology and Water Quality
- Hazards and Hazardous Materials
- Traffic and Circulation
- Air Quality
- Greenhouse Gas Emissions
- Noise
- Public Services and Recreation
- Utilities and Infrastructure

**Alternatives:** The *CEQA Guidelines* require the analysis of a range of reasonable alternatives to the project, or to the location of the project that would feasibly attain most of the project's basic objectives and avoid or substantially lessen any of the significant effects of the project. As required by CEQA, the EIR will evaluate a No Project alternative, which will assume development of the site under the currently adopted General Plan designation and zoning districts. Other alternatives will be identified and evaluated within the Draft EIR.



LSA

FIGURE 1



 Project Site

*San Stino Residential Project NOP*  
 Project Vicinity and Regional Location

SOURCES: BING MAPS; LSA ASSOCIATES, INC., 2012.

I:\EDC1201 San Stino\figures\Fig\_1.ai (12/17/12)

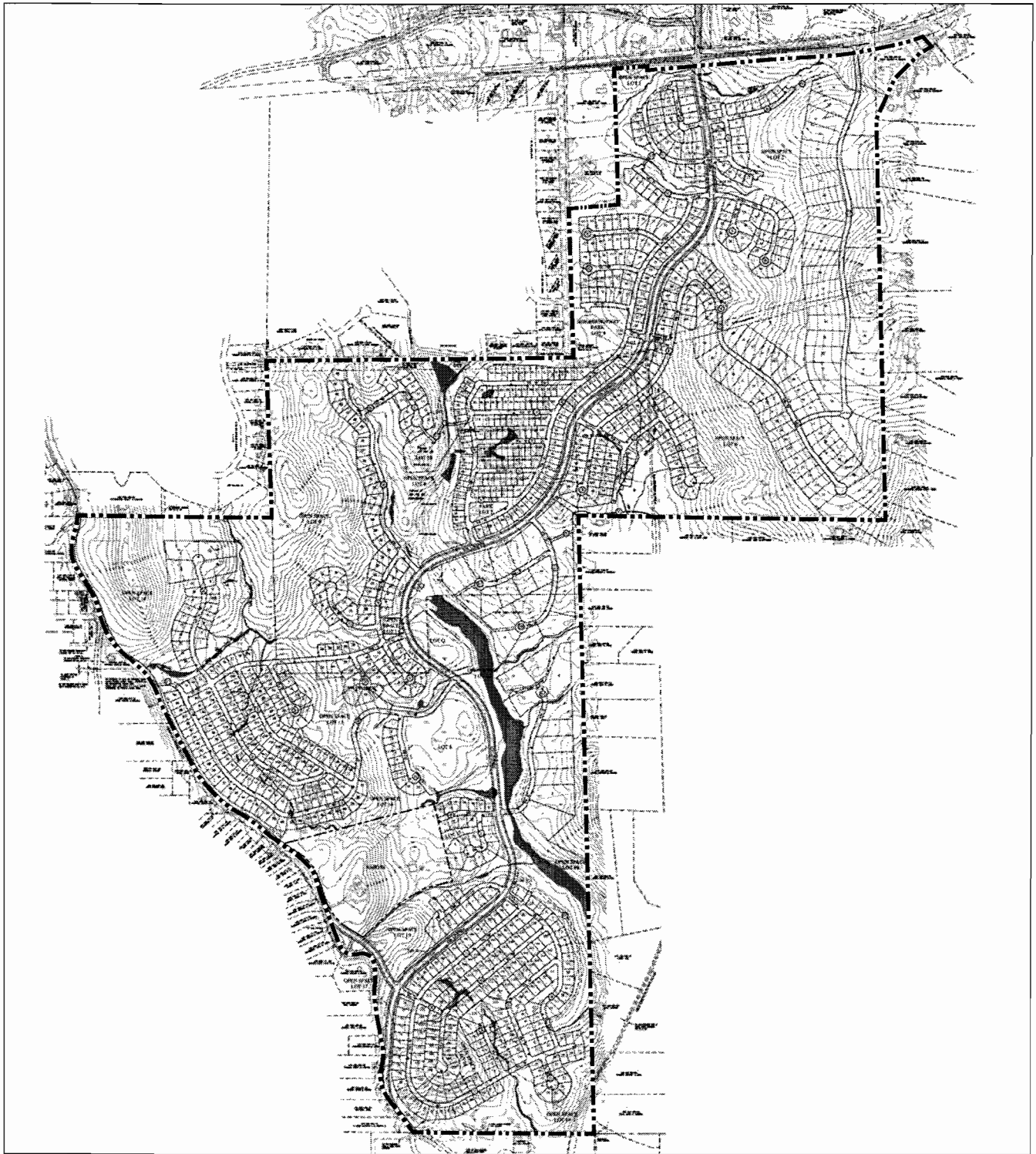
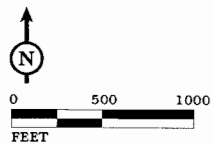


FIGURE 2

LSA

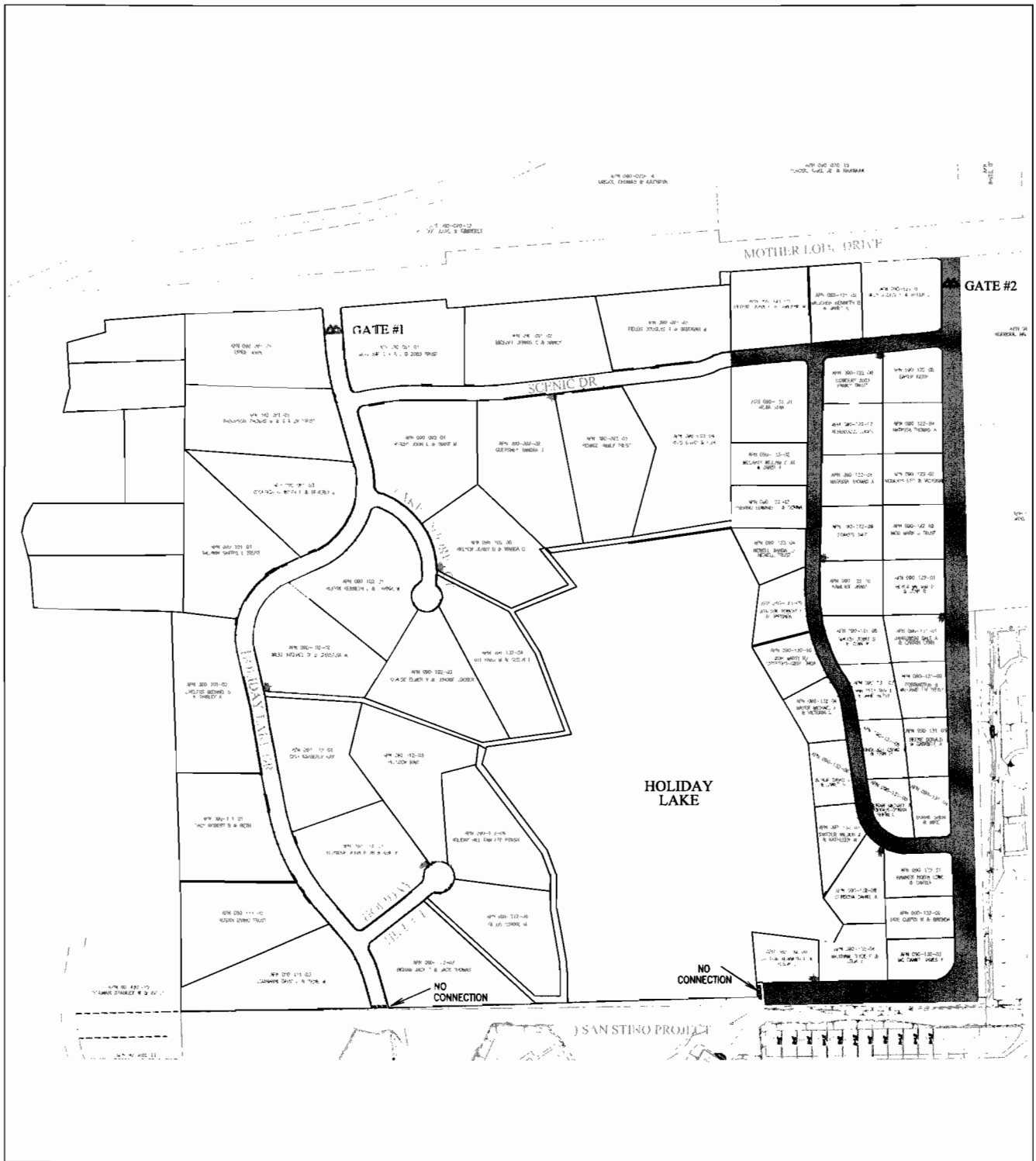


 Project Site

*San Stino Residential Project NOP*  
**Conceptual Site Plan**

SOURCE: CTA ENGINEERING & SURVEYING, 2012.

I:\EDC1201 San Stino\figures\Fig\_2.ai (12/17/12)



LSA

FIGURE 3



HOLIDAY HILLS  
ESTATES HOA  
HOLIDAY LAKE  
RANCHES HOA

(E) FIRE HYDRANT

*San Stino Residential Project NOP  
Proposed Roads and Gates  
for Holiday Lake Area*

SOURCE: CTAENGINEERING & SURVEYING, JANUARY 2013.

I:\EDC1201 San Stino\figures\Fig\_3.ai (2/19/13)