



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

<https://www.edcgov.us/Government/Planning>

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BUILDING

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September 28, 2020

TO ALL CONCERNED AGENCIES:

Please find enclosed the Initial Consultation information for your review and comment regarding the following application:

GPA20-0001/SP20-0001/Z20-0005/TM20-0002 - CREEKSIDE VILLAGE (George Carpenter/Winn Ridge Investments, LLC/CTA Engineering & Surveying): A General Plan Amendment request for the development of 676 single-family dwelling units (low and medium density); 14.3 acres of parks and 46.3 acres of open space with walking trails, bike paths, and neighborhood parks; a community center; and two (2) unparceled large lots for future development of 250 single family homes (total of 926 homes). The property, identified by Assessor's Parcel Number 117-010-012, consists of 207.91 acres, and is located on the west side of Latrobe Road, approximately 895 feet south of the intersection with Investment Boulevard, **in the El Dorado Hills area.**

Pursuant to Section 15063 of the State CEQA Guidelines, this Initial Consultation is being conducted to determine if the project may have a significant effect on the environment and determine whether an environmental impact report or a negative declaration will be prepared.

DRAFT project documentation is available for review online:

<https://edc-trk.aspgov.com/etrakit/Search/project.aspx>

Review and comment by your agency is requested to identify your concerns to be considered by the County during our environmental review to mitigate impacts, develop conditions of approval, and/or modify the project. Your agency's written responses must be received by the Planning Services **no later than October 28, 2020**. If we do not receive written correspondence from your agency by that date, we will assume your agency has no comment and your agency's concerns may not be reflected in our recommendations.

The Technical Advisory Committee (TAC) will meet on November 2, 2020 to take one or more of the following actions; 1) Make an environmental determination, 2) Determine Final project conditions and/or, 3) Confirm the public hearing date. The meeting will be held in the ***El Dorado County Planning Commission Conference Room***, at 2850 Fairlane Court, Placerville, CA. **Please call this office one week prior to the meeting for the scheduled time.** Technical Advisory Committee meetings are for agency discussion with the applicant and/or agent only. Other interested individuals may obtain project information by contacting the project planner.

If you have questions or need additional information, please call Planning Services office at (530) 621-5980.

EL DORADO COUNTY PLANNING SERVICES

County Planner: Gina Hamilton, (530) 621-5980

GLH/ps

cc: Gary Miller, Planning Commissioner District 2
Shiva Frentzen, Supervisor District 2
Air Quality Management District
Building Services
CA Department of Fish Wildlife N Central Region
CA Water Regional Water Quality Control Board CV WRCB
El Dorado County Fire Protection District
El Dorado Hills Fire Protection District
El Dorado Hills Area Planning Advisory Committee
El Dorado Hills Business Park
El Dorado Hills Community Services District
El Dorado Irrigation District
Environmental Management
Pacific Gas and Electric
Sheriff's Office El Dorado County
Stormwater El Dorado County
Surveyor's Office El Dorado County
Department of Transportation, Dave Spiegelberg
Department of Transportation Planning, Natalie Porter
El Dorado County Transportation Commission
Assessor's Office
Chief Administrative Office
Parks Trails El Dorado County