



COMMUNITY DEVELOPMENT SERVICES
PLANNING AND BUILDING DEPARTMENT
PLANNING SERVICES DIVISION, CURRENT PLANNING UNIT

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April 19, 2019

TO ALL CONCERNED AGENCIES:

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

PA19-0001 – CREEKSIDE VILLAGE PRE-APPLICATION (Winn Ridge Investments, LLC, George Carpenter/CTA Engineering & Surveying): A Pre-Application request for a General Plan Amendment from Research & Development to High Density Residential and Multifamily Residential. Board of Supervisor's Policy J-6 requires any proposed General Plan amendment that would result in more than 50 potential dwelling units to process a pre-application. The 207 acre parcel is accessed by Latrobe Road and is the southern most parcel within the El Dorado Hills Business Park. Anticipated entitlements would include a General Plan Amendment, Rezone, Tentative Subdivision Map, Specific Plan, and a Development Agreement. The property, identified by Assessor's Parcel Number 117-010-12, consists of 207.89 acres, and is located on the west side of Latrobe Road, west of the intersection with Royal Oaks Drive, **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://edcgov.trakit.net/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 May 6, 2019.** 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 May 13, 2019 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) 621-5355.

EL DORADO COUNTY PLANNING SERVICES

Aaron Mount, Project Planner

ADM/dre

cc: Gary Miller, Planning Commissioner District 2
Shiva Frentzen, Supervisor District 2
Air Quality Management District
El Dorado County Assessor's Office
CA Water Regional Water Quality Control Board/CV WRCB
Cal Fire
Caltrans District #3
Chief Administrative Office
El Dorado County Economic Development
El Dorado County Housing Authority
El Dorado County Transit Authority
El Dorado County Transportation Commission
El Dorado Hills Area Planning Advisory Committee
El Dorado Hills Business Park
El Dorado Hills Community Council
El Dorado Hills Community Services District
El Dorado Hills Fire Protection District
El Dorado Irrigation District
El Dorado Union High School District
Environmental Management
LAFCO
Latrobe School District
El Dorado County Parks & Trails
El Dorado County Sheriff's Office
Transportation, Dave Spiegelberg