



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

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

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

(530) 621-5315 / (530) 622-1708 Fax

bldgdept@edcgov.us

PLANNING

(530) 621-5355 / (530) 642-0508 Fax

planning@edcgov.us

LAKE TAHOE OFFICE:

924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

July 10, 2020

TO ALL CONCERNED AGENCIES:

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

PA20-0002 – Carson Creek Village Conceptual Review/General Plan Amendment (Pioneer Law Group, Andrea A. Matarazzo/Pacific Realty Associates LP, Scott D. Hodson/Environmental Science Associates(ESA), Daniel E. Dameron): A Request for a Board of Supervisors (BOS) Conceptual Review/General Plan Amendment initiation hearing pursuant to BOS Policy J-6. The proposed project would consist of a General Plan Amendment, Rezone and Specific Plan to allow for a mix of uses including residential, commercial, active recreation and open space. The property, identified by Assessor's Parcel Numbers 117-210-047, 117-210-048, 117-210-049, 117-210-050, 117-210-052, 117-210-053, and 117-210-054, consists of 97.93 acres, and is located on the west side of Latrobe Road, at the intersection with Golden Foothill Parkway, **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 August 10, 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 August 17, 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) 621-5903.

EL DORADO COUNTY PLANNING SERVICES

County Planner: Tom Purciel, (530) 621-5903

TRP/dre

cc: Jon Vegna, Planning Commissioner District 1
John Hidahl, Supervisor District 1
Chief Administrative Office
El Dorado County Economic Development
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 Services District
El Dorado Hills Fire Protection District
Environmental Management
El Dorado County Parks and Trails
Pacific Gas & Electric
Transportation, Dave Spiegelberg
El Dorado County Housing Authority-Economic Development