



# PLANNING AND BUILDING DEPARTMENT

## PLANNING DIVISION

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

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### PLACERVILLE OFFICE:

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#### BUILDING

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#### PLANNING

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### LAKE TAHOE OFFICE:

924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

June 1, 2020

TO ALL CONCERNED AGENCIES:

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

**TM20-0001/SP-R20-0001 - HERITAGE AT CARSON CREEK (Lennar Homes of California Inc./R.E.Y. Engineers Inc.):** A Specific Plan Amendment (SP94-02), Rezone, and Tentative Map. The proposed project would change land use designations from Research and Development (R&D) and Industrial to Residential and Commercial, including up to 415 age-restricted residential units, community center, local serving, commercial uses, and open space. The property, identified by Assessor's Parcel Numbers 117-680-003, 117-680-004, 117-680-007, 117-680-008, 117-680-016, 117-570-013, 117-570-017, and 117-570-018, consists of 132.92 acres, and is located on the south side of Golden Foothill Parkway, approximately 1615 feet south of the intersection with Carson Crossing Road, **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 July 1, 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 July 6, 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) 621-5355.

EL DORADO COUNTY PLANNING SERVICES

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

GLH/dre

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 Reg.)  
El Dorado County Fire Protection District  
El Dorado Irrigation District  
Environmental Management  
Pacific Gas & Electric  
El Dorado County Surveyor's Office  
El Dorado County Long Range Planning Stormwater  
Transportation, Dave Spiegelberg  
Transportation Planning, Natalie Porter  
El Dorado County Assessor's Office  
Chief Administrative Office  
El Dorado Hills Business Park  
El Dorado Hills Community Services District  
El Dorado Hills Fire Protection District  
El Dorado County Parks and Trails  
El Dorado County Sheriff's Office  
El Dorado Union High School District  
Latrobe School District