



# COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

<http://www.edcgov.us/DevServices/>

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June 23, 2017

TO ALL CONCERNED AGENCIES:

Please find enclosed the Initial Consultation information for your review and comment regarding the following application: **S 17-0009 - THE RETREAT CLUBHOUSE (Lennar Homes of California, Inc./Jeffrey Demure Associates/Cooper Thorne Associates)**: A request for a special use permit for a second recreational center, The Resort Clubhouse, in the Carson Creek Specific Plan. The resort will include a 9,998 square foot main building featuring private rooms for leisure, games and movies, a commercial grade kitchen, covered veranda, and a 2,000 square foot multi-purpose space that transitions to outdoor patio spaces. A 840 square foot pool building will house shower rooms and equipment for planned Junior Olympic length swimming pool. Additional amenities include onsite parking, community garden, walking paths, and a shaded BBQ and picnic area. The property, identified by Assessor's Parcel Number 117-570-14, consists of 2.74 acres, and is located on the south side of Carson Crossing Drive at the intersection with new road to be constructed – Palmdale 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:

<http://edcapps.edcgov.us/Planning/ProjectInquiryDisplay.asp?ProjectID=21249>

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 24, 2017.** 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 31, 2017** 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

Amanda Ross, Project Planner

AMR/dre

cc: Gary Miller, Planning Commissioner District 2  
Transportation, Dave Spiegelberg  
Environmental Management  
El Dorado Hills Fire Protection District  
LAFCO

Shiva Frentzen, Supervisor District 2  
Air Quality Management District  
El Dorado County Surveyor's Office  
El Dorado Irrigation District