



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

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February 7, 2018

TO ALL CONCERNED AGENCIES:

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

PA18-0001 - FIRST RATE SELF STORAGE-ROSSMORE LANE (Irwin Street Properties GP/East Bryant Ventures, Inc., Mark G. Bradbury/REY Engineers/Jeffrey DeMure + Associates Architects Planners, Inc.): A request for a pre-application for a self-storage facility proposing 2 storage unit buildings; (A) 46,000 square feet; (B) 54,000 square feet; as well as a 3,324 square foot office/manager residence building. The property, identified by Assessor's Parcel Number 121-280-21, consists of 5.55 acres, and is located on the east side of Rossmore Lane approximately 350 feet northeast of the intersection with Vine Street, **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=21601>

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 February 22, 2018.** 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 February 26, 2018 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

Emma Carrico, Project Planner

EAC/dre

cc: Building Services
Transportation, Dave Spiegelberg
El Dorado County Transportation Commission
El Dorado Hills Community Services District
Air Quality Management District
Environmental Health
El Dorado County Surveyor's Office
El Dorado Hills Fire Protection District
Pacific Gas & Electric
El Dorado County Resource Conservation District
El Dorado Irrigation District
Transit Authority/M. Jackson
El Dorado Hills Area Planning Advisory Committee
Sheriff's Department
El Dorado Disposal
Chief Administrative Officer
El Dorado County Long Range Planning Stormwater