



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

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June 19, 2018

TO ALL CONCERNED AGENCIES:

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

CUP18-0005 - QUANTUM CARE PLACE (Portico EL Dorado Hills, Anthony Scotch/Quantum Care Place EDH, LLC): A Conditional Use Permit to allow for a 64,444 square foot senior assisted living facility on 4.11 acres of CC-OS zoned parcel. The property, identified by Assessor's Parcel Number 117-490-01, consists of 4.11 acres, and is located on the west side of Carson Crossing Road south of the intersection with White Rock Road **in the Carson Creek Area of El Dorado Hills.**

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 19, 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 July 23, 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

Efren Sanchez, Project Planner

EZS/slc

cc: Jon Vegna, Planning Commissioner District 1
Transportation, Dave Spiegelberg
El Dorado Hills A.P.A.C.
Air Quality Management District
El Dorado Hills CSD
El Dorado County Housing Authority
Sheriff's Office County of El Dorado
Pacific Gas & Electric

John Hidohl, Supervisor District 1
Environmental Management
El Dorado County Economic Development
El Dorado County Surveyor's Office
El Dorado Hills Fire District
Housing Authority – Economic Development
El Dorado County Transit Authority
El Dorado Irrigation District