



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

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August 16, 2018

TO ALL CONCERNED AGENCIES:

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

CUP18-0008 - MONTANO DENTIST (Steven Walls/Arrowest Properties Inc.): A Conditional Use Permit to allow for the use of a 2,000 square foot dentist office in an existing 8,300 square foot structure within the CR zone. The property, identified by Assessor's Parcel Number 118-010-12, consists of approximately 15 acres, and is located on the south east side of White Rock Road, approximately 150 feet east of the intersection with Latrobe 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 August 31, 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.

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/slc

cc: Gary Miller, Planning Commissioner District 2
Department of Transportation, Dave Spiegelberg
Building Services

Shiva Frentzen, Supervisor District 2
Environmental Management

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