



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

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

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BUILDING

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January 14, 2019

TO ALL CONCERNED AGENCIES:

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

PA 17-0004 – CARSON CREEK (Lennar Homes of California, Inc./CTA Engineering & Surveying): A request for a Pre-Application for a proposed amendment to the Carson Creek Specific plan as follows: 57 acres of Industrial, 33.3 acres of Research and Development, and 12.6 acres of Open Space to 84 acres Residential Village and 3.1 acres of Community Center. An increase of Open Space from 12.6 acres to 13.5 acres. Addition of 1.7 acres of Commercial. No change to park. 415 age restricted housing units. The property, identified by Assessor's Parcel Numbers 117-680-07, 117-680-03, 117-680-04, 117-680-08, 117-680-16, 117-570-13, 117-570-117, and 117-570-18 consists of 132.92 acres, and is located on the south side of Golden Foothill Parkway approximately 1,615 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 January 29, 2019.** 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 4, 2019 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

Aaron Mount, Project Planner

ADM/dre

cc: Gary Miller, Planning Commissioner District 2
Shiva Frentzen, Supervisor District 2
Transportation, Dave Spiegelberg
Environmental Management
El Dorado Hills A.P.A.C.
El Dorado Hills Business Park
El Dorado Hills Community Council
El Dorado County Pioneer Cemeteries Commission
City of Folsom Planning Public Works Department
Air Quality Management District
El Dorado County Assessor's Office
Chief Administrative Office
El Dorado County Housing Authority-Economic Development
LAFCO
El Dorado County Parks and Trails
Sheriff's Office
El Dorado County Surveyor's Office
El Dorado Hills Community Services District
CA Department of Fish and Wildlife (N. Central Reg.)
US Army Corps of Engineers CA North
Cal Fire
El Dorado Hills Fire Protection District
El Dorado County Housing Authority
Post Office, El Dorado Hills
CA Water Regional Water Quality Control Board/CV WRCB
El Dorado Union High School District
Latrobe School District
Caltrans District #3
El Dorado County Transit Authority
El Dorado County Transportation Commission
Sacramento, Placerville, Transportation Corridor Joint Powers Authority
Comcast
Pacific Gas & Electric
S.M.U.D.
El Dorado Irrigation District