



COMMUNITY DEVELOPMENT SERVICES
PLANNING AND BUILDING DEPARTMENT
PLANNING SERVICES DIVISION, CURRENT PLANNING UNIT

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

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April 19, 2019

TO ALL CONCERNED AGENCIES:

Please find enclosed the Initial Consultation information for your review and comment regarding the following application: **P19-0002 - EL DORADO HILLS SANDSTONE (PROJ19-0001) (GP Development, Inc./Cartwright Engineering)**: A request for a Tentative Parcel Map proposing the creation of three new parcels zoned Research and Development-Design Review (R&D-DR) ranging in size from 16,051 square feet to 35,269 square feet. The property, identified by Assessor's Parcel Number 117-100-09, consists of 1.64 acres, and is located on the northwest side of Golden Foothill Parkway and Sandstone, **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 May 6, 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 May 13, 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

Evan Mattes, Project Planner

ERM/dre

cc: Jon Vegna, Planning Commissioner District 1
Transportation, Dave Spiegelberg
El Dorado Hills Area Planning Advisory Committee
CA Dept. of Fish and Wildlife (N. Central Reg.)
El Dorado Hills Fire Protection District
El Dorado County Sheriff's Office
Pacific Gas & Electric

John Hidahl, Supervisor District 1
Environmental Management
Air Quality Management District
Cal Fire
El Dorado County Pioneer Cemeteries Commission
El Dorado Disposal
El Dorado Irrigation District