Carson Creek Village - Proposed Specific Plan for a new community integrating high and medium density housing, commercial services, parks, and open space on 97.93 acres located within the central portion of the El Dorado Hills Business Park (See attached Project Description and Consistency Review)

IF SUBDIVISION/PARCEL MAP: Create __________ lots, ranging in size from ______ to ______ acre(s)/square feet
IF ZONE CHANGE: From Research & Development (R&D) to Specific Plan (-SP)
IF GENERAL PLAN AMENDMENT: From Research & Development (R&D) to Adopted Plan (AP)

APPLICANT/AGENT Andrea A. Matarazzo, Partner, Pioneer Law Group
Mailing Address 1122 S Street
P.O. Box or Street
Sacramento CA 95811
Phone 916.287.9500
FAX 916.287.9515

PROPERTY OWNER Scott D. Hodson, Vice President, Pacific Realty Associates L.P.
Mailing Address 15350 SW Sequoia Parkway, Suite 300
P.O. Box or Street
Portland OR 97224
Phone 503.624.6300
FAX ____________________

ENGINEER/ARCHITECT Daniel E. Dameron, Vice President, Environmental Science Associates (ESA)
Mailing Address 2800 Capitol Avenue, Suite 200
P.O. Box or Street
Sacramento CA 95816
Phone 916.281.8255
FAX 916.564.4501

LOCATION: The property is located on the West side of Latrobe Road 0 feet feet/miles North of the intersection with Golden Foothill Parkway
in the El Dorado Hills Business Park area. PROPERTY SIZE 97.93 acres

FOR OFFICE USE ONLY
Date 6/18/20 Fee 5.905 Rec'd by Tamp. Census _______________________
Zoning R+D GPD R+D Supervisor District 1 Sec ________ Twn ________ Rng ________
Pre-application completed by: ______________________ Date completed: ______________________

Pre-Application and Conceptual Review Process, 2/4/2014
SUBMITTAL INFORMATION

for

PRE-APPLICATION/CONCEPTUAL REVIEW

There are no minimum submittal requirements for the Pre-Application meeting. However, the following is a list of desirable information that should be available, to the extent practical, for staff to maximize the productivity of the Pre-Application meeting. All plans and maps MUST be folded to 8 1/2" x 11". The items with an asterisk (*) below must be submitted for a Conceptual Review Workshop.

Choose at least one:

☐ I request a Pre-Application Meeting
☐ I request a Conceptual Review Workshop with the Planning Commission
☒ I request a Conceptual Review Workshop with the Board of Supervisors

Check
(☐)

Applicant County
☒ 1) Assessors Parcel Map noting the subject parcel.*
☒ 2) A conceptual site plan or map plan, preferably showing the following:*
    a. Number of units or lots, approximate size of lots, and overall density (buildings, square footage, parking and if multi-family housing or town homes/condos).
    b. Access to the site from County or State road system.
    c. Existing Zoning and Land Use designation, and any proposed zoning or Land Use designation changes.
    d. Such items as existing/proposed open space, recreation areas, and trail systems.
    e. Identification of wetlands, reservoirs, creeks, slopes which are 30% or greater, key types of vegetation (trees, shrubs, grass), and any other significant natural features. The presence of these features can be approximated.
    f. Any information on previous applications and parcel creation, existing code violations, nonconforming uses, etc. that would be helpful to staff.
☒ 3) Aerial photograph of the project area.*
☒ 4) Any other information which helps to define the proposal, including preliminary grading, drainage, etc., which may help the review team understand and comment on the proposed project.

Like all other programs, this service is intended to meet your needs in a timely and inexpensive manner. If after the review, you have comments and suggestions on the value of the service or how it can be improved, please let us know.
transmittal

date       June 26th, 2020

to         Gina Hamilton
            Senior Planner
            County of El Dorado
            Planning and Building Department
            2850 Fairlane Court, Bldg C
            Placerville, CA 95667

project    El Dorado Business Park Amendment

items      Carson Creek Village Pre-Application/Conceptual Review

comments  Delivered by Dan Dameron at ESA

There is a printable PDF of all the materials on the inside back cover of the project description and consistency review.

sent by    Dan Dameron ESA

PA20-0002
Regional Trail Plan
Proposed Circulation Concept
POR. SEC. 14, T.9N., R.8E., M.D.M.

Acreages Are Estimates

Rev. FEB 24, 2015

Assessor's Map Bk. 117 - Pg. 21
City of El Dorado, CA

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