



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

<https://www.edcgov.us/Government/Planning>

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BUILDING

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South Lake Tahoe, CA 96150

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September 30, 2020

TO ALL CONCERNED AGENCIES:

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

CUP20-0009 – TRACTOR SUPPLY (El Dorado Hills Retail Group, LLC/Pac Trust/ Hawkins Engineering): A Conditional Use Permit request to develop an approximately 16,191 square foot Permanent Outdoor Sales Area to support a 19,034 square foot Tractor Supply Store. This Conditional Use Permit only addresses the development of the Permanent Outdoor Sales Area as development and operation of the Tractor Supply Store building is an "Allowed Use" on this property under the zoning designation Research and Development. The property, identified by Assessor's Parcel Number 117-210-052, consists of 3.13 acres, and is located on the west side of Latrobe Road, approximately 300 feet north of the intersection with Golden Foothill Parkway, **in the El Dorado Hills Business Park 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://edc-trk.aspgov.com/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 October 15, 2020.** 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 October 19, 2020 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) 621-5301.

EL DORADO COUNTY PLANNING SERVICES

County Planner: Bret Sampson, (530) 621-5301

BES/ps

cc: Jon Vegna, Planning Commissioner District 1
John Hidahl, Supervisor District 1
Department of Transportation, Dave Spiegelberg
Department of Transportation Planning, Natalie Porter
El Dorado Hills Business Park
El Dorado County Chamber of Commerce
El Dorado County Economic Development
Air Quality Management District
Assessor's Office
Sheriff's Office El Dorado County
Stormwater El Dorado County
Surveyor's Office El Dorado County
El Dorado Hills Community Services District
El Dorado Hills Fire Protection District
CA Water Regional Water Quality Control Board CV WRCB
CALTRANS District 3
Comcast
El Dorado Disposal
Pacific Gas and Electric
El Dorado Irrigation District
El Dorado Hills Area Planning Advisory Committee (APAC)