



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

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

PLACERVILLE OFFICE:

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BUILDING

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PLANNING

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April 30, 2021

TO ALL CONCERNED AGENCIES:

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

PD21-0002 – COMMERCIAL CONDOMINIUMS (Renda Law Offices/TVE, Inc./DRP Enterprises): A Development Plan request for the development of private commercial condominiums either owned or leased to a business or individual. The private commercial condominiums would be developed on 68 lots and would range in size from 951 square feet to 1,525 square feet. The site is zoned Research and Development (R&D) and the project proposes that uses within the Planned Development will be consistent with uses defined in the Research and Development zone. The property, identified by Assessor's Parcel Numbers 117-088-022 and 117-088-023, consists of 4.98 acres, and is located approximately 400 feet northwest from the intersection of Latrobe Road and Investment Boulevard, **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://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 May 15, 2021.** 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 17, 2021 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

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

BES/ps

cc: Jon Vegna, Planning Commissioner District 1
John Hidahl, Supervisor District 1
Air Quality Management District
Building Services
CA Department of Fish and Wildlife (N. Central Region)
CA Water Regional Water Quality Control Board CV WRCB
CAL Fire
CALTRANS District 3
Comcast
Department of Transportation, Dave Spiegelberg
Department of Transportation Planning, Natalie Porter
El Dorado Hills Area Planning Advisory Committee
El Dorado Hills Business Park
El Dorado Hills Chamber of Commerce
El Dorado Hills Community Services District
El Dorado Hills Fire Protection District
El Dorado Irrigation District
Environmental Management
Pacific Gas and Electric
Sheriff's Office El Dorado County
State of CA – Water Resources Control Board
Stormwater El Dorado County
Surveyor's Office El Dorado County
US Army Corps of Engineers CA North
US Fish and Wildlife