



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

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****REVISED****

~~February 1, 2023~~

February 6, 2023

TO ALL CONCERNED AGENCIES:

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

CUP22-0016 – PROJECT FRONTIER (Ware Malcomb/Jim Terry/Winn Ridge Investments, LLC): A Conditional Use Permit request to develop a vacant parcel with two industrial buildings with a combined square footage of 4,818,210, associated site improvements and off-site improvements including widening of Latrobe Road and signalization of Latrobe Road at Royal Oaks Drive. Building 1 includes 57 loading docks and will accommodate 417 trailer parking stalls and 1,750 car parking stalls. Building 2 includes 98 loading docks and will accommodate 475 trailer stalls and 1,160 car parking stalls. The property, identified by Assessor's Parcel Number 117-010-012, consists of 207.89 acres, and is located on the southwest side of Latrobe Road, approximately 1,600 feet southeast of the intersection with Investment Boulevard, **in the El Dorado Hills area, Supervisorial District 2.**

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.

Login or create an account to review DRAFT project documentation 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 February 16, 2023.** 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 27, 2023,~~ February 22, 2023, to take one or more of the following actions; 1) Make an environmental determination, 2) Identify additional information needs; 3) Determine final project conditions and/or, 4) Confirm the public hearing date. TAC Meetings are currently being held remotely via Zoom only (no physical meeting location). County Planners processing agendized applications organize individual TAC meetings. If you have questions about an item on the TAC agenda, please contact the County Planner listed below. **Please call this office or the County Planner listed below 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: Anna Leanza, (530) 621-5149

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ALL/emm

cc: Kris Payne, Planning Commissioner District 2
Department of Transportation Planning
Air Quality Management District
Chief Administrative Office
Local Agency Formation Commission
Stormwater, County of El Dorado
Department of Transportation
State of California Air Resources Board
CAL Fire
CALTRANS District 3
El Dorado County Transportation Commission
El Dorado Irrigation District

George Turnboo, Supervisor District 2
El Dorado County Chamber of Commerce
Assessor's Office, County of El Dorado
Environmental Management
Sheriff's Office, County of El Dorado
Surveyor's Office, County of El Dorado
California Highway Patrol
State of California Water Resources Control Board
Latrobe School District
El Dorado County Transit Authority
Pacific Gas and Electric
El Dorado Hills Fire Protection District