



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

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

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BUILDING

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PLANNING

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South Lake Tahoe, CA 96150

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April 10, 2023

TO ALL CONCERNED AGENCIES:

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

P22-0009 – CARSON CREEK R&D PROJECT (Pacific Realty Associates, LP/Morton & Pitalo, Inc.): A Tentative Parcel Map to divide four parcels totaling 64.22 acres into fourteen Research and Development (R&D) parcels to be used for industrial wholesale distribution buildings and two open space and drainage parcels ranging from 0.73 acres to 13.07 acres in size. The properties, identified by Assessor's Parcel Numbers 117-210-048, 117-210-049, 117-210-050 and 117-210-060, consist of 64.22 acres, and are located on the east side of Latrobe Road, approximately 580 feet north of the intersection with Golden Foothill Parkway, **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 May 10, 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 May 15, 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 and in person at 2850 Fairlane Court Building C, Placerville, CA 95667 in the TAC Conference Room. 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: Timothy Pitt, (530) 621-6565

Email: timothy.pitt@edcgov.us

TCP/emmm

cc: Kris Payne, Planning Commissioner District 2
El Dorado County Building Division
El Dorado County Department of Transportation
El Dorado Hills Business Park
Agriculture Department Commission
El Dorado County Assessor's Office
El Dorado County Sheriff's Office
El Dorado County Surveyor's Office
California Highway Patrol
El Dorado Hills Fire Protection District
El Dorado County Emergency Medical Services
Buckeye Union School District
Pacific Gas and Electric

George Turnboo, Supervisor District 2
El Dorado County Environmental Management
El Dorado County Department of Transportation Planning
Pioneer Cemetery Commission
Air Quality Management District
Local Agency Formation Commission
El Dorado County Stormwater
California Department of Fish and Wildlife
CAL Fire
El Dorado County Recorder-Clerk's Office
El Dorado County Emergency Services Authority
CALTRANS District 3
El Dorado Irrigation District