



# PLANNING AND BUILDING DEPARTMENT

## PLANNING DIVISION

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

### PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

#### **BUILDING**

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#### **PLANNING**

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### LAKE TAHOE OFFICE:

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South Lake Tahoe, CA 96150

(530) 573-3330

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July 10, 2023

TO ALL CONCERNED AGENCIES:

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

**PA23-0007 – MONTANO MASTER PLAN MIXED USE PROPOSAL (Arrowest Properties, Inc.-Vinal Perkins/Kephart Architects):** A Pre-Application request to propose a mixed-use development which will add up to 330 multifamily housing units, a neighborhood gathering space and associated improvements to the existing Montano De El Dorado shopping center. The property, identified by Assessor's Parcel Number 118-010-012, consists of 16.85 acres, and is located on the south side of White Rock Road, approximately 350 feet east of the intersection with Latrobe Road, **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 July 25, 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 July 31, 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 agendaized 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: Building Division  
Department of Transportation  
Air Quality Management District  
Sheriff's Office, El Dorado County  
El Dorado Hills Fire Protection District  
El Dorado Irrigation District

Environmental Management  
Department of Transportation Planning  
Assessor's Office  
Stormwater, El Dorado County  
Buckeye Union School District