



COMMUNITY DEVELOPMENT SERVICES

PLANNING AND BUILDING DEPARTMENT

<http://www.edcgov.us/DevServices/>

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BUILDING

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August 22, 2017

TO ALL CONCERNED AGENCIES:

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

Rezone (Z15-0002), Tentative Parcel Map (P15-0006), Planned Development Permit (PD15-0004)/Conditional Use Permit S17-0015: MONTANO DE EL DORADO PHASE II MASTER PLAN (Montano Venture 2, LLC/RFE Engineering): Rezone of 16.85-acre property from Regional Commercial-Design Control (CR-DC) to Regional Commercial-Planned Development; Commercial Tentative Parcel Map (P15-0006) of 16.85-acre property creating a total of 12 commercial lots, ranging from 0.719 acres to 3.48 acres in size, as part of the proposed Montano De El Dorado Phase 2 Development Plan; and Planned Development Permit (PD15-0004) for the proposed expansion of the existing Montano De El Dorado Phase 1 Development. The proposed Phase 2 of the development would include approximately 74,000 square feet of retail/commercial space within eight buildings, 6,000 square feet of office space, 63,000 square feet, 99-room hotel, and an amphitheater. The project includes a Conditional Use Permit (S17-0015) for the proposed special events and office uses associated within the development. The project is located at the southeast corner area of Latrobe Road and White Rock Road, **in the El Dorado Hills area.**

Project information is available for review online:

<http://edcapps.edcgov.us/Planning/ProjectInquiryDisplay.asp?ProjectID=20502>

Please note that a Draft Environmental Impact Report (DEIR), analyzing the potential project environmental impacts, will be prepared for the project. The weblink above includes preliminary information the DEIR.

Review and comment by your agency is requested for consideration by the County during application processing in order to develop conditions of approval for the project. Your agency's written responses must be received by the Planning Services **no later than September 22, 2017.** 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 September 25, 2017 to take one or more of the following actions; 1) Determine project draft conditions and/or 2) 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

Mel Pabalinas, Project Planner

RTP/dre

cc: Gary Miller, Planning Commissioner District 2
Shiva Frentzen, Supervisor District 2
Building Services
Transportation, Dave Spiegelberg
El Dorado County Transportation Commission
El Dorado Hills Community Services District
Air Quality Management District
El Dorado County Assessor's Office
Environmental Management
Sheriff/OES/Tim Becker
El Dorado County Surveyor's Office
El Dorado Hills Fire Protection District
Comcast
Pacific Gas & Electric
CA Water Quality Control Board CV/WRCB
El Dorado County Resource Conservation District
Buckeye Union School District
El Dorado Union High School District
CA Air Resources Board
Caltrans District #3
CA Department of Fish & Wildlife
Cal Fire
CA Department of Housing & Community Development
El Dorado Irrigation District
Special Districts/Elizabeth Zangari
US Fish & Wildlife Service
AT&T, Public Works Manager
City of Folsom Planning
Sacramento County
S.A.C.O.G.
El Dorado County Chamber of Commerce
Transit Authority/M. Jackson
El Dorado Hills Area Planning Advisory Committee
El Dorado County Pioneer Cemeteries Commission
El Dorado Hills Community Council/R. Myers
US Post Office
CA Native American Heritage Committee
El Dorado Disposal
Chief Administrative Officer
Economic Development
CA Water Resources Control Board/CV
El Dorado County Historical Society
El Dorado Hills Business Park Association/Kocal Management
El Dorado County Housing Authority
El Dorado County Transportation Maintenance Division
El Dorado County Long Range Planning Stormwater