

Mira Loma Multi-Family Development
Applicant/Owner: Cook Family Holdings LLC
Engineer: CTA Engineering & Surveying, Brian Allen



PA20-0003



EL DORADO COUNTY PLANNING SERVICES

PRE-APPLICATION AND CONCEPTUAL REVIEW PROCESS

RECEIVED
 PLANNING DEPARTMENT
 2020 JUL 13 PM 3:01

ASSESSOR'S PARCEL NUMBER(s) 083-465-28

PROJECT NAME/REQUEST (Describe proposed use and use separate sheet if necessary):

See attached discription

IF SUBDIVISION/PARCEL MAP: Create _____ lots, ranging in size from _____ to _____ acre(s)/square feet

IF ZONE CHANGE: From _____ to _____

IF GENERAL PLAN AMENDMENT: From _____ to _____

APPLICANT/AGENT Cook Family Holdings, LLC

Mailing Address 7720 Cordially Way Elk Grove CA 95757
P.O. Box or Street City State ZIP
 Phone (916) 585-9802 FAX _____

PROPERTY OWNER Cook Family Holdings, LLC

Mailing Address 7720 Cordially Way Elk Grove CA 95757
P.O. Box or Street City State ZIP
 Phone (916) 585-9802 FAX _____

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT CTA Engineering & Surveying *Brian Allen*
Email: ballen@cta.es.net
 Mailing Address 3233 Monier Circle Rancho Cordova CA 95742
P.O. Box or Street City State ZIP
 Phone (916) 638-0919 FAX (916) 638-2479

LOCATION: The property is located on the North side of Mira Loma Drive
N/E/W/S Street or Road
450 Feet East of the intersection with Cameron Park Drive
feet/miles N/E/W/S Major Street or Road

in the Cameron Woods/Rasmusen Comunity Park area. PROPERTY SIZE 2.248
Acre(s) / Square Feet

X *[Signature]* Date 1-29-2020
Signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 7/10/2020 Fee \$1,558- Receipt # R23248 Rec'd by BLD Census _____

Zoning RM GPD MFR Supervisor District _____ Sec _____ Twn _____ Rng _____

Pre-application completed by: *[Signature]* Date completed: _____
G. Hamilton

PA20-0003



Cash Register Receipt

County of El Dorado

Receipt Number
R23248

DESCRIPTION	ACCOUNT	QTY	PAID
ProjectTRAK			\$1,558.00
PA20-0003 Address: 0 APN: 083465028			\$1,558.00
PRE-APPLICATION FEES			\$1,558.00
DOT PRE APP MEETING MINOR	3620250 1409	0	\$369.00
EM - PRE-APPLICATION	3800010 1401	0	\$86.00
PRE APPLICATION MINOR	3720200 0240	0	\$1,103.00
TOTAL FEES PAID BY RECEIPT: R23248			\$1,558.00

RECEIVED
 2020 JUL 13 PM 3:00
 PLANNING DEPARTMENT

Date Paid: Friday, July 10, 2020
 Paid By: COOK FAMILY HOLDINGS LLC
 Cashier: BLD
 Pay Method: CHK-PLACERVILLE 1689



Cash Register Receipt

County of El Dorado

Receipt Number
R23248

DESCRIPTION	ACCOUNT	QTY	PAID
ProjectTRAK			\$1,558.00
PA20-0003 Address: 0 APN: 083465028			\$1,558.00
PRE-APPLICATION FEES			\$1,558.00
DOT PRE APP MEETING MINOR	3620250 1409	0	\$369.00
EM - PRE-APPLICATION	3800010 1401	0	\$86.00
PRE APPLICATION MINOR	3720200 0240	0	\$1,103.00
TOTAL FEES PAID BY RECEIPT: R23248			\$1,558.00

2020 JUL 13 PM 3:04
RECEIVED
PLANNING DEPARTMENT

Date Paid: Friday, July 10, 2020
 Paid By: COOK FAMILY HOLDINGS LLC
 Cashier: BLD
 Pay Method: CHK-PLACERVILLE 1689



2020 JUL 1 11:51 AM
EL DORADO COUNTY PLANNING SERVICES

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SUBMITTAL INFORMATION

for

PRE-APPLICATION/CONCEPTUAL REVIEW

There are no minimum submittal requirements for the Pre-Application meeting. However, the following is a list of desirable information that should be available, to the extent practical, for staff to maximize the productivity of the Pre-Application meeting. **All plans and maps MUST be folded to 8 1/2" x11"**. The items with an asterisk (*) below must be submitted for a Conceptual Review Workshop.

Choose at least one:

- I request a Pre-Application Meeting
- I request a Conceptual Review Workshop with the Planning Commission
- I request a Conceptual Review Workshop with the Board of Supervisors

Check
 (√)

Applicant	County	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1) Assessors Parcel Map noting the subject parcel.*
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2) A conceptual site plan or map plan, preferably showing the following:*
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	a. Number of units or lots, approximate size of lots, and overall density (buildings, square footage, parking and if multi-family housing or town homes/condos).
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	b. Access to the site from County or State road system.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	c. Existing Zoning and Land Use designation, and any proposed zoning or Land Use designation changes.
<input type="checkbox"/>	<input type="checkbox"/>	d. Such items as existing/proposed open space, recreation areas, and trail systems.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	e. Identification of wetlands, reservoirs, creeks, slopes which are 30% or greater, key types of vegetation (trees, shrubs, grass), and any other significant natural features. The presence of these features can be approximated.
<input type="checkbox"/>	<input type="checkbox"/>	f. Any information on previous applications and parcel creation, existing code violations, nonconforming uses, etc. that would be helpful to staff.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3) Aerial photograph of the project area.*
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4) Any other information which helps to define the proposal, including preliminary grading, drainage, etc., which may help the review team understand and comment on the proposed project.

Like all other programs, this service is intended to meet your needs in a timely and inexpensive manner. If after the review, you have comments and suggestions on the value of the service or how it can be improved, please let us know.

PA20-0003

Project Proposed Use/Description:

This will be a new multi-unit residential apartment building construction consisting of two building structures that will be 73' x 120' each. Each building will be three stories with a height of less than 50' and will be constructed on a 2.248-acre lot. Building A will consist of twenty-two (22) rental units, one Fitness Center and one Office/Model Unit. Building B will consist of twenty-four (24) rental units. There will be a total of forty-six (46) rental units. The unit mix consist of twelve (12) 1x1 Bed/Bath rental units and thirty-four (34) 2x2 Bed/Bath rental units. Two (2) of the 1x1 Bed/Bath ground floor units will be ADA Accessible and two (2) of the 2x2 Bed/Bath ground floor units will be ADA Accessible. Also, the Office/Model is a 2x2 Bed/Bath on the ground floor and will be ADA Accessible. Each of the 1x1 Bed/Bath units will be 730 square feet in size, twelve (12) of the 2x2 Bed/Bath units will each be 996 square feet in size and the remaining twenty-two (22) 2x2 Bed/Bath units will each be 938 square feet in size.

The 2.248-acre lot layout is currently showing ninety (90) Off-Street parking spaces and there will be five (5) On-Street parking spaces available for tenant, office staff and visitor parking.

2020 JUL 13 PM 3:05
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Planning Services

Home > Government > Planning

PARCEL DATA INFORMATION

 7/30/2018 *Enter
Another
Parcel*
Assessor's Parcel Number: 083-465-28
PROPERTY INFORMATION:

STATUS	JURISDICTION	TAX RATE	MAP	ACREAGE
ON ASSESSMENT ROLL AND TAXED	COUNTY OF EL DORADO	100 - 35	PM 44/144/2	2.248

2015 GENERAL PLAN LAND USE INFORMATION:

LAND USE DES.	AG DIST.	ECOLOGICAL PRESERVES	IMPORTANT BIOLOGICAL CORRIDOR	MINERAL RESOURCES	PLATTED LANDS	COMMUNITY REGIONS	RURAL CENTERS	SPECIFIC PLANS	ADOPTED PLAN NAME
MFR						CP			

2015 ZONING INFORMATION:

ZONING DESIGNATION	DESIGN CONTROL	PLANNED DEVELOPMENT	OTHER OVERLAYS
RM			

2004 GENERAL PLAN LAND USE INFORMATION:

LAND USE DES.	AG DIST.	ECOLOGICAL PRESERVES	IMPORTANT BIOLOGICAL CORRIDOR	MINERAL RESOURCES	PLATTED LANDS	COMMUNITY REGIONS	RURAL CENTERS	SPECIFIC PLANS	ADOPTED PLAN NAME
MFR						CP			

2004 ZONING INFORMATION:

ZONING DESIGNATION	DESIGN CONTROL	PLANNED DEVELOPMENT	OTHER OVERLAYS
R1			AA

DISTRICTS:

FIRE	CSD	SCHOOL	WATER
CAMERON PARK CSD FIRE	CAMERON PARK	RESCUE UNION	EL DORADO IRRIGATION DIST

FLOOD ZONE INFORMATION (See Note below):

FIRM PANEL NUMBER & REVISION	PANEL REVISION DATE	FLOOD ZONE	FLOOD ZONE BUFFER	FLOODWAY
06017C0750E	09/26/2008	X		

MISCELLANEOUS DATA:

SUPERVISORIAL DISTRICT	AG PRESERVE	RARE PLANT MITIGATION AREA	MISSOURI FLAT MC&FP
4 MICHAEL RANALLI		Mitigation Area 1	No

REMARKS:

No Eligibility Review Required

NOTE: The flood zone information presented here is based solely on data derived from the FEMA Flood Information Rate Maps, and does not include data from any other flood studies.

 RECEIVED
 2020 JUL 13 11:11 AM
 PLANNING DEPARTMENT

PA20-0003

21-0199 B 7 of 28

1/1

P A R C E L M A P

A PORTION OF THE SW 1/4 OF SECTION 27, T10N, R9E, MDM

DIVISION
PARCELS 5 & 6 OF P.M. 37-2

COUNTY OF EL DORADO, STATE OF CALIFORNIA
APRIL 1988 SCALE 1"=80'
BY GEORGE LAWRENCE & CO.

BOUND OF BEARINGS

The bearings of this survey are true bearings and are obtained by direct or computed magnetic declination (see note 1)

EXCEPTIONS

SEE 17-82
SEE 27-88

PLANNING DIRECTOR'S STATEMENT

This map complies with the requirements of Section 26185 of the Subdivided Lands Act dated 4/21/88

John A. Hansen
PLANNING DIRECTOR
COUNTY OF EL DORADO

SURVEYOR'S STATEMENT

I, the undersigned, being duly qualified and sworn, do hereby certify that this map is a true and correct representation of the land shown thereon and that the same is in accordance with the Subdivided Lands Act and the laws of the State of California.

Walter E. Smith
SURVEYOR
EL DORADO 2-20-88

LOCAL SURVEYOR'S STATEMENT

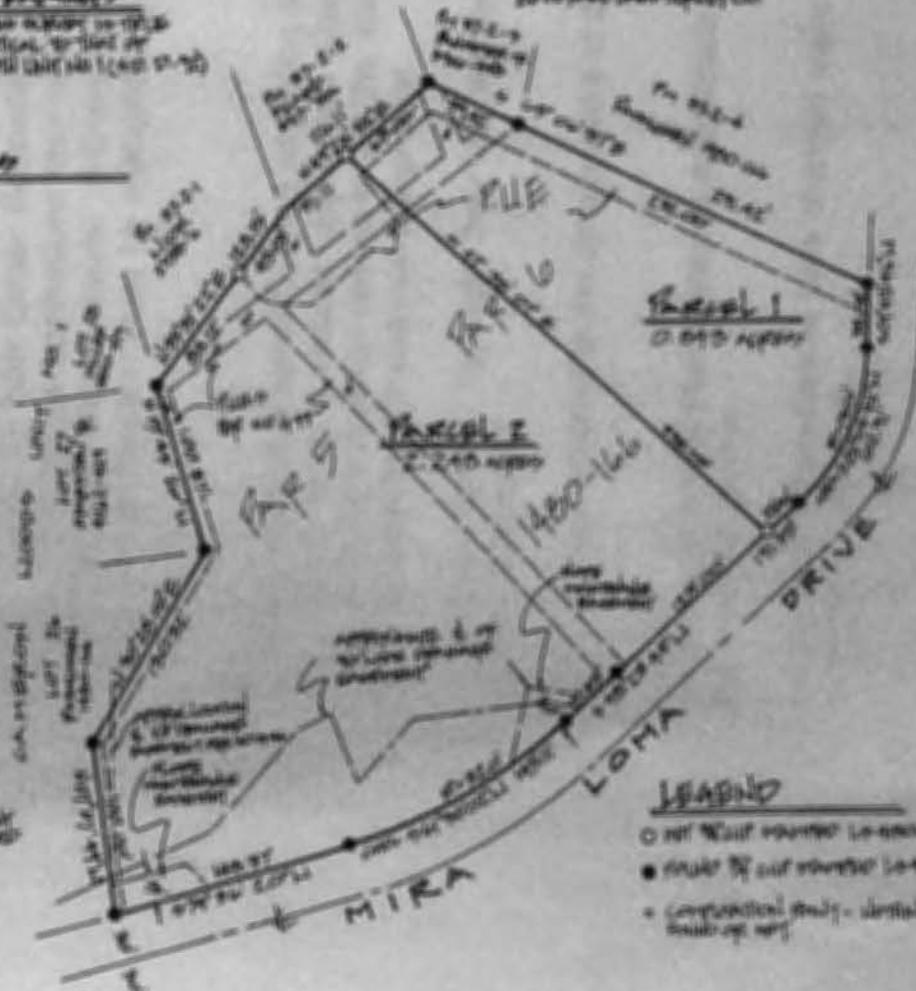
I, the undersigned, being duly qualified and sworn, do hereby certify that this map is a true and correct representation of the land shown thereon and that the same is in accordance with the Subdivided Lands Act and the laws of the State of California.

Walter E. Smith
LOCAL SURVEYOR
EL DORADO 2-20-88

LOCAL ENGINEER'S CERTIFICATE

I, the undersigned, being duly qualified and sworn, do hereby certify that this map is a true and correct representation of the land shown thereon and that the same is in accordance with the Subdivided Lands Act and the laws of the State of California.

John A. Hansen
LOCAL ENGINEER
EL DORADO

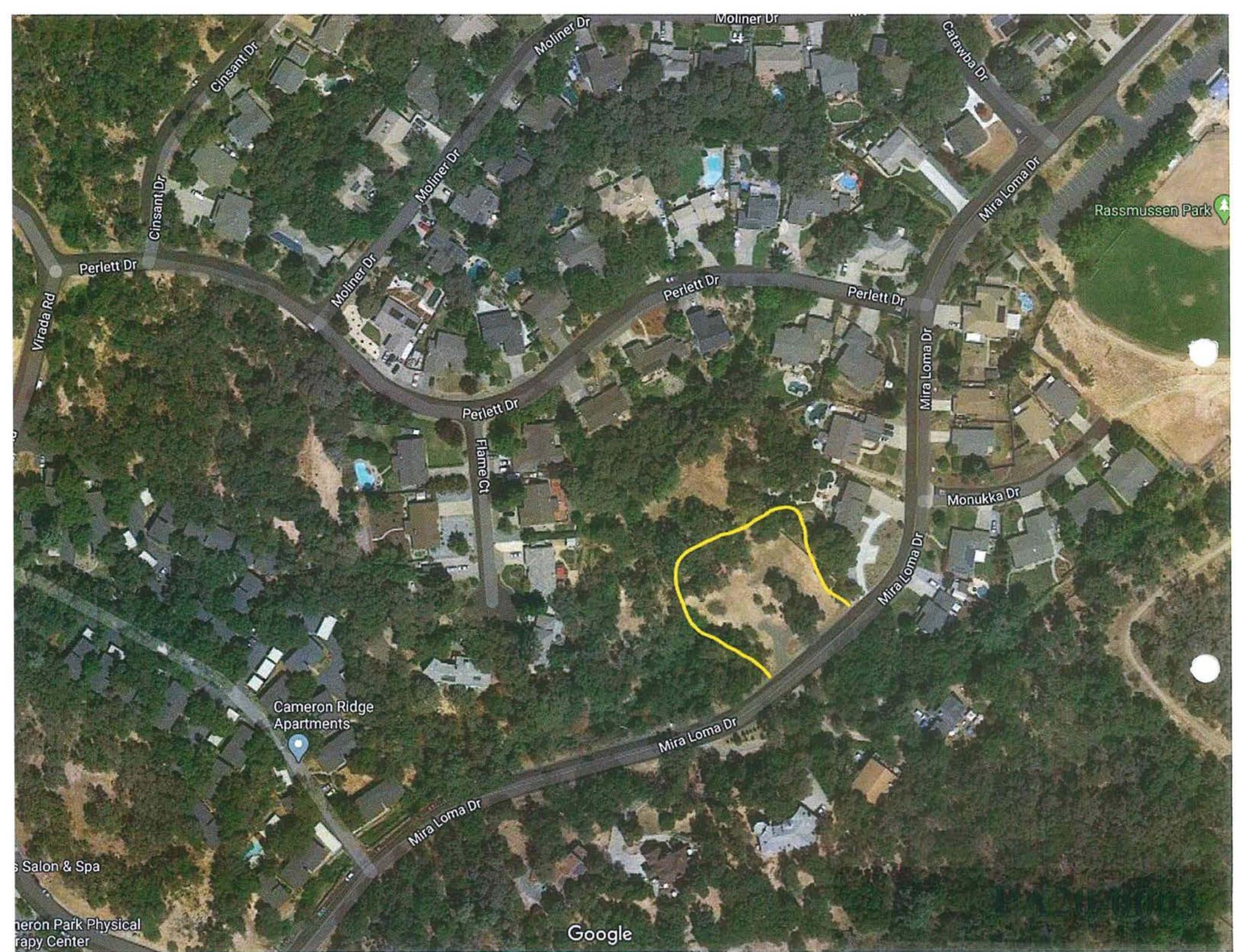


NOTE
1. All bearings and distances are true bearings and distances.

- LEGEND**
- not used - 10-000
 - used by - 10-000
 - computed study - verify

PLANNING DIRECTOR'S STATEMENT

PA20-0003





Planning Department <planning@edcgov.us>

Project for Review & Comment - PA20-0003 - MIRA LOMA MULTI-FAMILY DEVELOPMENT

1 message

Planning Department <planning@edcgov.us>

Tue, Aug 4, 2020 at 12:13 PM

To: Dyana Anderly <danderly@comcast.net>, jane@janelayton.com, Vincent Maloney <vkmaloney@gmail.com>

Please find attached PA20-0003 - MIRA LOMA MULTI-FAMILY DEVELOPMENT initial consultation for review and comment.

County Planner: Gina Hamilton**Email: gina.hamilton@edcgov.us****Phone Number: 530-621-5980**

Thank You,

Patricia Soto
Office Assistant I**County of El Dorado**
Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5706
Patricia.Soto@edcgov.us

 **Initial Consultation Letter Revised 08-04-2020_PA20-0003.pdf**
258K



Patricia Soto <patricia.soto@edcgov.us>

Cameron Park DRC Project Description and Comments Sheets for August 24, 2020 Meeting Agenda for PA20-0003 – MIRA LOMA MULTI-FAMILY DEVELOPMENT

1 message

Patricia Soto <patricia.soto@edcgov.us> Tue, Aug 4, 2020 at 12:13 PM
To: Dyana Anderly <danderly@comcast.net>, Jane Layton <jane@janelayton.com>, Vincent Maloney <vkmaloney@gmail.com>, Gina Hamilton <gina.hamilton@edcgov.us>

Good Afternoon,

Here is the project description and comments sheets for the Cameron Park DRC August 24, 2020 meeting agenda.

PA20-0003 – MIRA LOMA MULTI-FAMILY DEVELOPMENT (Cook Family Holdings, LLC/CTA Engineering & Surveying, Brian Allen): A Pre-application request for the construction and operation of a two-building multi-family apartment complex to include a total of 46 rental units, a fitness center for residents, and an office/model unit. Parking includes ninety (90) off-street spaces and five (5) on-street spaces. The property, identified by Assessor’s Parcel Number 083-465-028, consists of 2.248 acres, and is located on the north side of Mira Loma Drive, approximately 450 feet east of the intersection with Cameron Park Drive, in the Cameron Park area.

County Planner: Gina Hamilton Email: gina.hamilton@edcgov.us

Phone Number: 530-621-5980

If your committee will not be holding a meeting, please advise and work with the project planner directly to provide committee comment and feedback.

--
Patricia Soto
Office Assistant I

County of El Dorado
Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5706
Patricia.Soto@edcgov.us

 **CPDR Comments Sheets_PA20-0003.doc**
48K



Planning Department <planning@edcgov.us>

Project for Review & Comment - PA20-0003 - MIRA LOMA MULTI-FAMILY DEVELOPMENT

1 message

Planning Department <planning@edcgov.us>
To: manager@cameronparkairport.com

Fri, Jul 17, 2020 at 9:44 AM

Please find attached PA20-0003 - MIRA LOMA MULTI-FAMILY DEVELOPMENT initial consultation for review and comment.

County Planner: Gina Hamilton Email: gina.hamilton@edcgov.us

Phone Number: 530-621-5980

Thank You,

Patricia Soto
Office Assistant I

County of El Dorado
Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5706
Patricia.Soto@edcgov.us

 Initial Consultation Letter Revised 07-17-2020_PA20-0003.pdf
214K



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

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

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

(530) 621-5315 / (530) 622-1708 Fax

bdgdept@edcgov.us

PLANNING

(530) 621-5355 / (530) 642-0508 Fax

planning@edcgov.us

LAKE TAHOE OFFICE:

924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

July 16, 2020

TO ALL CONCERNED AGENCIES:

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

PA20-0003 – MIRA LOMA MULTI-FAMILY DEVELOPMENT (Cook Family Holdings, LLC/CTA Engineering & Surveying, Brian Allen): A Pre-application request for the construction and operation of a two-building multi-family apartment complex to include a total of 46 rental units, a fitness center for residents, and an office/model unit. Parking includes ninety (90) off-street spaces and five (5) on-street spaces. The property, identified by Assessor's Parcel Number 083-465-028, consists of 2.248 acres, and is located on the north side of Mira Loma Drive, approximately 450 feet east of the intersection with Cameron Park Drive, **in the Cameron Park 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>

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 August 17, 2020.** 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 August 24, 2020 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) 621-5980.

EL DORADO COUNTY PLANNING SERVICES

County Planner: Gina Hamilton, (530) 621-5980

GLH/ps

cc:

James Williams, Planning Commissioner District 4
Lori Parlin, Supervisor District 4
Air Quality Management District
Cameron Park Community Services District
Cameron Park Fire Protection District
El Dorado Irrigation District
Environmental Management
Stormwater El Dorado County
Surveyor's Office El Dorado County
Department of Transportation, Dave Spiegelberg
Department of Transportation Planning, Natalie Porter
Pacific Gas and Electric
CA Department of Fish and Wildlife (North Central Region)
Cameron Park Airport

PA20-0003-Responsible Agencies Distribution List

aqmd@edcgov.us
kalan.richards@fire.ca.gov
jritzman@cameronpark.org
mgrassle@cameronpark.org
services@eid.org
emd.info@edcgov.us
amy.phillips@edcgov.us
surveyor@edcgov.us
jim.urquhart@edcgov.us
dave.spiegelberg@edcgov.us
natalie.porter@edcgov.us
pgeplanreview@pge.com
bosfour@edcgov.us
james.williams@edcgov.us
R2CEQA@wildlife.ca.gov
manager@cameronparkairport.com
ballen@ctaes.net
gina.hamilton@edcgov.us

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Consultation Info\PA20-0003-Responsible Agencies Distribution List.docx



Project Reviews County of El Dorado

Project Number: PA20-0003

Description: **Multi-family concept on Mira Loma Dr in Cameron Park.**

Applied: **7/10/2020**

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: **SHINGLE SPRINGS, CA**

Status: **SUBMITTED**

Applicant: **COOK FAMILY HOLDINGS LLC**

Parent Project:

Owner: **COOK FAMILY HOLDINGS LLC**

Contractor: **<NONE>**

Details:

Mira Loma Multi-Family Development. Pre-application for the construction and operation of a two-building multi-family apartment complex to include a total of 46 rental units, a fitness center for residents, and an office/model unit. Parking includes ninety (90) off-street spaces and five (5) on-street spaces. The property, identified by Assessor's Parcel Number 083-465-028, consists of 2.248 acres, and is located on the north side of Mira Loma Drive, approximately 450 feet east of the intersection with Cameron Park Drive, in the Cameron Park area.

LIST OF REVIEWS						
SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
7/16/2020		8/17/2020	Air Quality Management District			
Notes:						
7/16/2020		8/17/2020	Cameron Park CSD			
Notes:						
7/16/2020		8/17/2020	Cameron Park Fire Protection District			
Notes:						
7/16/2020		8/17/2020	El Dorado Irrigation District			
Notes:						
7/16/2020		8/17/2020	ENVIRONMENTAL MANAGEMENT			
Notes:						





Project Reviews County of El Dorado

7/16/2020		8/17/2020	Stormwater El Dorado County			
Notes:						
7/16/2020		8/17/2020	Surveyors Office El Dorado County			
Notes:						
7/16/2020		8/17/2020	TRANSPORTATION			
Notes:						
7/16/2020		8/17/2020	Transportation Planning			
Notes:						
7/16/2020		8/17/2020	PGE			
Notes:						
7/16/2020			Cameron Park Airport			
Notes:						
Review Group: BOS						
7/16/2020		8/17/2020	BOS District 4			
Notes:						
Review Group: PLANNING COMMISSION						
7/16/2020		8/17/2020	Planning Commissioner District 4			
Notes:						
Review Group: STATE AGENCIES						
7/16/2020		8/17/2020	CA Dept of Fish Wildlife N Central Reg			
Notes:						





Planning Department <planning@edcgov.us>

Project for Review & Comment - PA20-0003 - MIRA LOMA MULTI-FAMILY DEVELOPMENT

1 message

Planning Department <planning@edcgov.us>

Thu, Jul 16, 2020 at 7:54 AM

Bcc: AQMD General <aqmd@edcgov.us>, kalan.richards@fire.ca.gov, jritzman@cameronpark.org, mgrassle@cameronpark.org, services@eid.org, EMD Info <emd.info@edcgov.us>, Amy Phillips <amy.phillips@edcgov.us>, Surveyors Office <surveyor@edcgov.us>, James Urquhart <jim.urquhart@edcgov.us>, Dave Spiegelberg <dave.spiegelberg@edcgov.us>, Natalie Porter <natalie.porter@edcgov.us>, pgeplanreview@pge.com, The BOSFOUR <bosfour@edcgov.us>, James Williams <james.williams@edcgov.us>, R2CEQA@wildlife.ca.gov, ballen@ctaes.net, Gina Hamilton <gina.hamilton@edcgov.us>, Debra Ercolini <debra.ercolini@edcgov.us>

Please find attached PA20-0003 - MIRA LOMA MULTI-FAMILY DEVELOPMENT initial consultation for review and comment.

County Planner: Gina Hamilton **Email: gina.hamilton@edcgov.us**

Phone Number: 530-621-5980

Thank You,

Patricia Soto
Office Assistant I

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Planning and Building Department
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(530) 621-5706
Patricia.Soto@edcgov.us

 **Initial Consultation Letter_PA20-0003.pdf**
212K



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

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

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

(530) 621-5315 / (530) 622-1708 Fax

bldgdept@edcgov.us

PLANNING

(530) 621-5355 / (530) 642-0508 Fax

planning@edcgov.us

LAKE TAHOE OFFICE:

924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

July 16, 2020

TO ALL CONCERNED AGENCIES:

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DRAFT project documentation is available for review online: <https://edc-trk.aspgov.com/etrakit>

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If you have questions or need additional information, please call Planning Services office at (530) 621-5980.

EL DORADO COUNTY PLANNING SERVICES

County Planner: Gina Hamilton, (530) 621-5980

GLH/ps

cc:

James Williams, Planning Commissioner District 4
Lori Parlin, Supervisor District 4
Air Quality Management District
Cameron Park Community Services District
Cameron Park Fire Protection District
El Dorado Irrigation District
Environmental Management
Stormwater El Dorado County
Surveyor's Office El Dorado County
Department of Transportation, Dave Spiegelberg
Department of Transportation Planning, Natalie Porter
Pacific Gas and Electric
CA Department of Fish and Wildlife (North Central Region)

PA20-0003-Responsible Agencies Distribution List

aqmd@edcgov.us
kalan.richards@fire.ca.gov
jritzman@cameronpark.org
mgrassle@cameronpark.org
services@eid.org
emd.info@edcgov.us
amy.phillips@edcgov.us
surveyor@edcgov.us
jim.urquhart@edcgov.us
dave.spiegelberg@edcgov.us
natalie.porter@edcgov.us
pgeplanreview@pge.com
bosfour@edcgov.us
james.williams@edcgov.us
R2CEQA@wildlife.ca.gov
ballen@ctaes.net
gina.hamilton@edcgov.us

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Consultation Info\PA20-0003-Responsible Agencies Distribution List.docx



Project Reviews County of El Dorado

Project Number: PA20-0003

Description: Multi-family concept on Mira Loma Dr in Cameron Park.

Applied: 7/10/2020

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: SHINGLE SPRINGS, CA

Status: SUBMITTED

Applicant: COOK FAMILY HOLDINGS LLC

Parent Project:

Owner: COOK FAMILY HOLDINGS LLC

*MIRA LOMA
MULTI-FAMILY
DEVELOPMENT*

Contractor: <NONE>

Details:

Mira Loma Multi-Family. Pre-application for the construction and operation of a two-building multi-family apartment complex to include a total of 68 rental units, a fitness center for residents, and an office/model unit. Parking includes ninety (90) off-street spaces and five (5) on-street spaces.

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
7/15/2020			Air Quality Management District	✓	✓	✓
Notes:						
7/15/2020			Cameron Park CSD	✓	✓	✓
Notes:						
7/15/2020			Cameron Park Fire Protection District	✓	✓	✓
Notes:						
7/15/2020			El Dorado Irrigation District	✓	✓	✓
Notes:						
7/15/2020		8/14/2020	ENVIRONMENTAL MANAGEMENT	✓	✓	✓
Notes:						
7/15/2020		8/14/2020	Stormwater El Dorado County	✓	✓	✓
Notes:						

Ends: August 17 TAC: August 24





Project Reviews County of El Dorado

7/15/2020		8/14/2020	Surveyors Office El Dorado County	✓	✓	✓
Notes:						
7/15/2020		8/14/2020	TRANSPORTATION	✓	✓	✓
Notes:						
7/15/2020			Transportation Planning	✓	✓	✓
Notes:						
7/15/2020			PGE	✓	✓	✓
Notes:						
Review Group: BOS						
7/15/2020			BOS District 4	✓	✓	✓
Notes:						
Review Group: PLANNING COMMISSION						
7/15/2020			Planning Commissioner District 4	✓	✓	✓
Notes:						
Review Group: STATE AGENCIES						
7/15/2020			CA Dept of Fish Wildlife N Central Reg	✓		✓
Notes:						



PROJECT CHECKLIST

PA 20-0003

Project Number(s)

Miraflores Multi-Family

Project Name

Development

Assigned Planner:

Gina Hamilton

Assignment Date:

7/13/20

Application Submittal Date:

7/13/20

Type of Review:

- Staff Level
- ZA
- PC
- BOS

LMIS J08 information added

LEGISTAR ITEM # _____ (If previously heard by PC or BOS; Including all project-related items.)

PUBLIC HEARING NOTIFICATION REQUIREMENTS:

- 500 feet
- 1,000 feet
- 1/2 mile
- 1 mile
- Physical Sign Posting

TYPE OF PROJECT: Flat Fee Time & Materials

EARLY CONSULTATION AND TAC

Please submit to CPDRC. GH 8-4-2020

Design Committee Review Needed?

- No
- Yes (Identify one)

Cameron Park DRC August 24, 2020

- EPR (Early Project Review)
- Agency Distribution List
- Project Description
- AB52 Consultation
- Public Outreach

- Diamond Springs-El Dorado CAC
- Pollock Pines DRC
- Meyers Advisory Council

Distribution Period:

- 15 Days
- 30 Days

Ends: August 17, 2020

TAC Meeting Required?

- No
- Yes

Time Needed: 1 Hour August 24, 2020

NEGATIVE DECLARATION

State Clearinghouse?

- No
- Yes (Include NOC Form; Notify Admin)

LAFCO Annexation Required?

- No
- Yes (Circulate to LAFCO)

- Staff Report
- Exhibits (Labeled)
- Negative Declaration Form and Initial Study (Signed by Planner and Principal Planner)
- Legal Ad Information (Staff Level Only)

APPROVALS:

Principal Planner

(Date)

Director

(Date)

Comments:

CATEGORICALLY EXEMPT

- Staff Report
- Exhibits (Labeled)
- Legal Ad Information (Staff Level Only)

APPROVALS:

Principal Planner

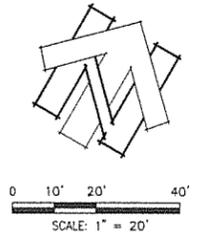
(Date)

Director

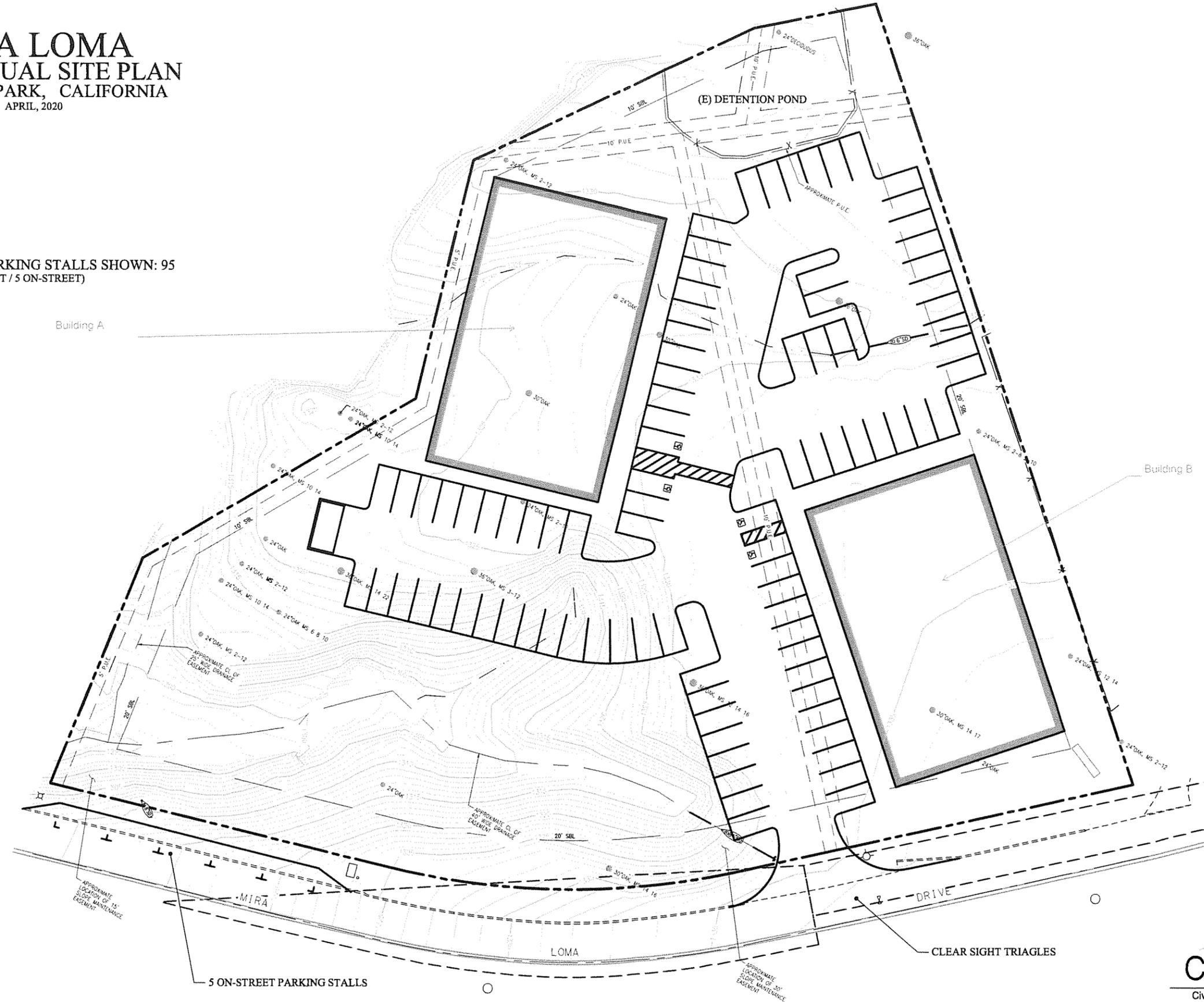
(Date)

Comments:

MIRA LOMA
CONCEPTUAL SITE PLAN
 CAMERON PARK, CALIFORNIA
 APRIL, 2020



TOTAL PARKING STALLS SHOWN: 95
 (90 OFF-STREET / 5 ON-STREET)



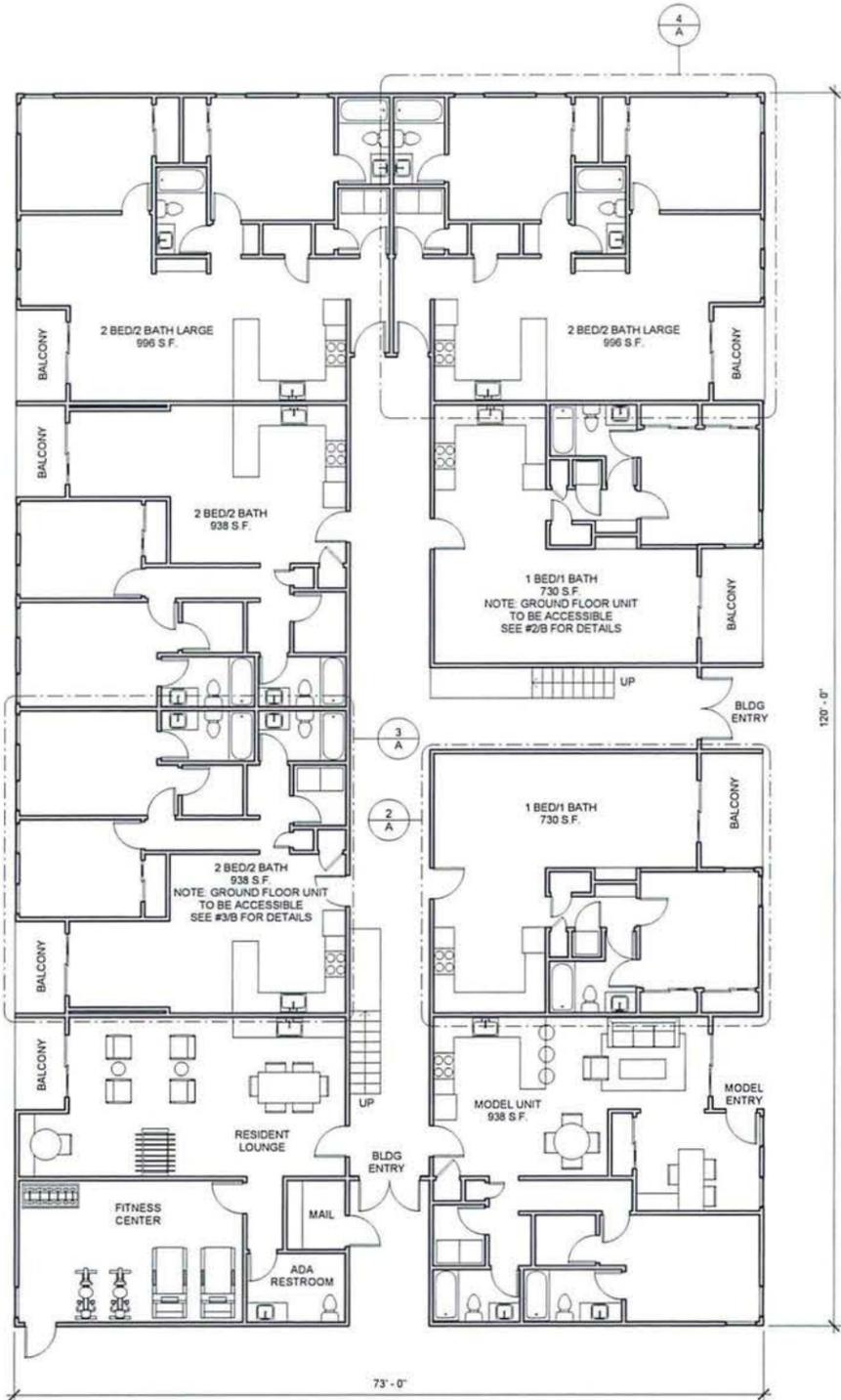
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 RECEIVED
 PLANNING DEPARTMENT

PA20-0003

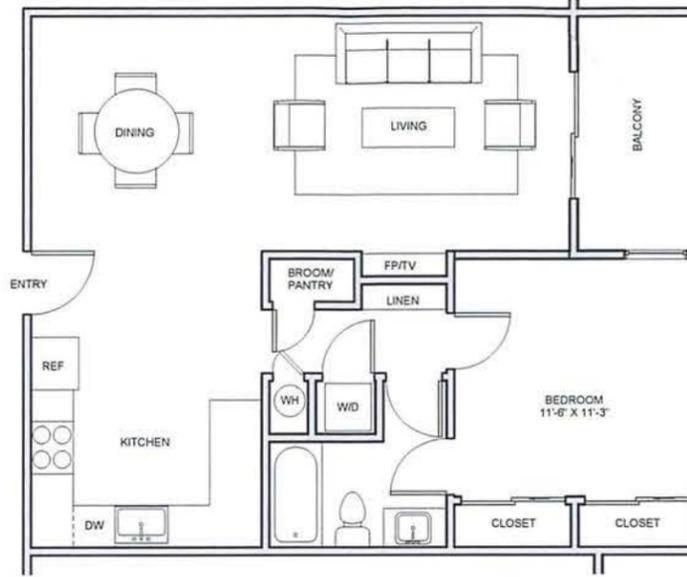
cta Engineering & Surveying
 Civil Engineering • Land Surveying • Land Planning
 3233 Monier Circle, Rancho Cordova, CA 95742
 T (916) 638-0919 • F (916) 638-2479 • www.ctaenr.com

UNIT MIX	
1X1	10
1X1 ACCESSIBLE	2
2X2	20
2X2 ACCESSIBLE	2
2X2 ACCESSIBLE MODEL	1
2X2 LG	12
TOTAL	47

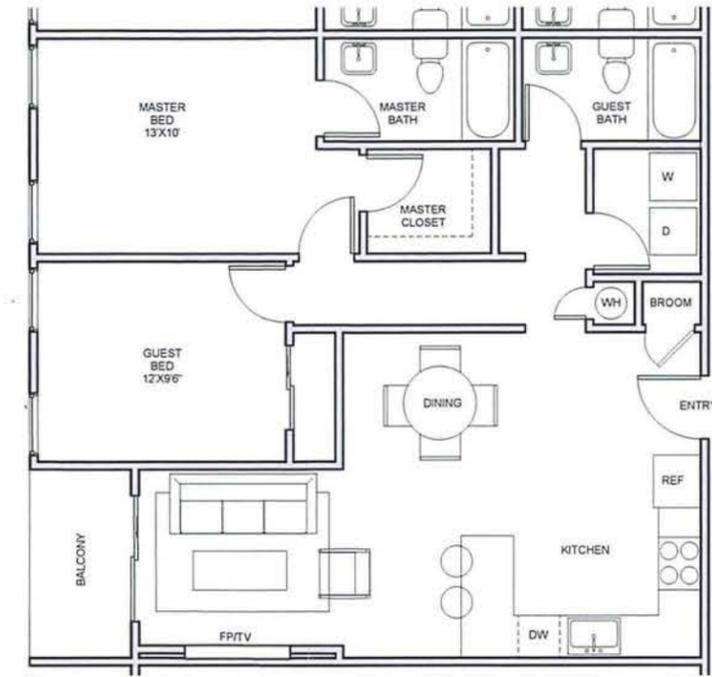
PARKING CALCULATIONS
 (12) 1 BEDROOM APTS X 1.5 PARKING STALLS REQ'D = 18 STALLS
 (35) 2 BEDROOM APTS X 2.25 PARKING STALLS REQ'D = 78.75 STALLS
 18 + 78.75 = 96.75 = 97 STALLS REQ'D



① BUILDING A LAYOUT
1/8" = 1'-0"



② 1 BED 1 BATH
1/4" = 1'-0"



③ 2 BED 2 BATH
1/4" = 1'-0"

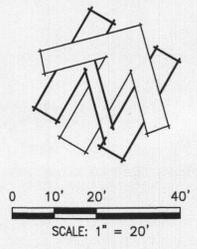


④ 2 BED 2 BATH LARGE
1/4" = 1'-0"

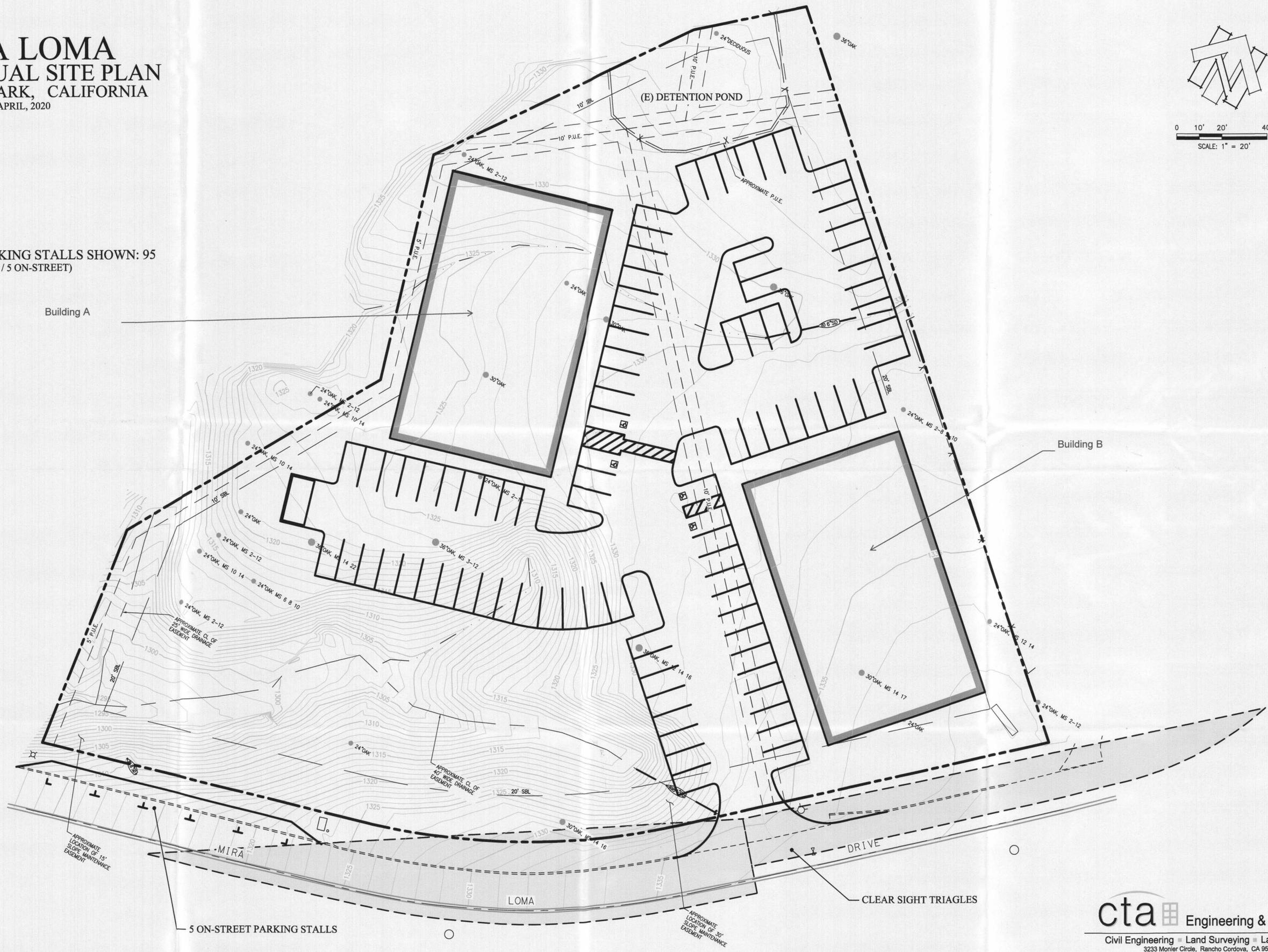
RECEIVED
 PLANNING DEPARTMENT
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No.	Date	Description
1	As Indicated	APRIL 2020
2	LM	OWNER

MIRA LOMA CONCEPTUAL SITE PLAN CAMERON PARK, CALIFORNIA APRIL, 2020



TOTAL PARKING STALLS SHOWN: 95
(90 OFF-STREET / 5 ON-STREET)



Building A

Building B

APPROXIMATE LOCATION OF 15' EASEMENT

5 ON-STREET PARKING STALLS

CLEAR SIGHT TRIANGLES

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PA20-0003