

3/12/2021

Edcgov.us Mail - Fwd: Montano Letter to Planning on DEIR 6-30-2020.pdf

PC 3-25-21
Item #2
4 pages



Julie Saylor <julie.saylor@edcgov.us>

Fwd: Montano Letter to Planning on DEIR 6-30-2020.pdf

1 message

Tom Purciel <tom.purciel@edcgov.us>
To: Julie Saylor <julie.saylor@edcgov.us>
Cc: Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Fri, Mar 12, 2021 at 3:09 PM

As time permits, please post the forwarded public comment letter to Legistar for the 3/25 PC.

Thanks!

----- Forwarded message -----
From: **Vinal Perkins** <vinalp@aol.com>
Date: Fri, Mar 12, 2021 at 3:00 PM
Subject: Fwd: Montano Letter to Planning on DEIR 6-30-2020.pdf
To: Tom Purciel <tom.purciel@edcgov.us>

Please forward to clerk

Sent from my iPhone

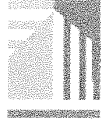
Begin forwarded message:

From: Gregg Mason <GMason@jacksonprop.com>
Date: March 11, 2021 at 5:19:39 PM PST
To: Vinal Perkins <vinalp@aol.com>
Subject: Montano Letter to Planning on DEIR 6-30-2020.pdf

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Tom Purciel
Project Planner

County of El Dorado
Department of Planning and Building
Planning Services Division
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5903
tom.purciel@edcgov.us
<https://www.edcgov.us/government/Planning>

Montano Letter to Planning on DEIR 6-30-2020.pdf
166K



JACKSON
DEVELOPMENT GROUP

REAL PROPERTY DEVELOPMENT • ASSET MANAGEMENT • GENERAL CONSTRUCTION • COMMERCIAL BUILDING MAINTENANCE

June 30, 2020

via email: montano@edcgov.us

El Dorado County
Planning and Building Department, Planning Division
Attention: Tom Purciel
2850 Fairlane Court
Placerville, CA 95667

Re: Draft EIR
Montano de El Dorado
Phase I and Phase II Master Plan

Dear Mr. Purciel,

We are the owners of 3 parcels totaling approximately 29 acres across Latrobe Road from the proposed Montano de El Dorado Phase II project in El Dorado Hills (see attached map). We appreciate the opportunity to review and provide comments to the DEIR regarding the Montano Project.

We support the proposed project and want to assure that our site's future development is taken into consideration as development on Latrobe Road south of White Rock Road progresses.

Our site is zoned Research & Development which allows many potential uses, including commercial, office, medical and technology. Although we have not yet formally submitted an application for our development, we do expect to do so at some future date.

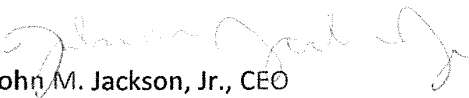
The varied allowed uses in the current zoning code suggest to us that a fourth leg connection to the proposed signalized intersection onto our site should be considered. We understand and acknowledge that a formal planning application would be required, coupled with a request to encroach onto Latrobe Road at that location.

Our future development application will include the necessary traffic study to support adding a fourth leg to the proposed signalized intersection. We understand a Map Amendment or Certificate of Correction to the recorded Parcel Map would also be required to be able to lift the non-vehicular access easement on Latrobe Road at the location of the proposed signalized intersection.

El Dorado County, Planning
Mr. Tom Purciel
June 30, 2020
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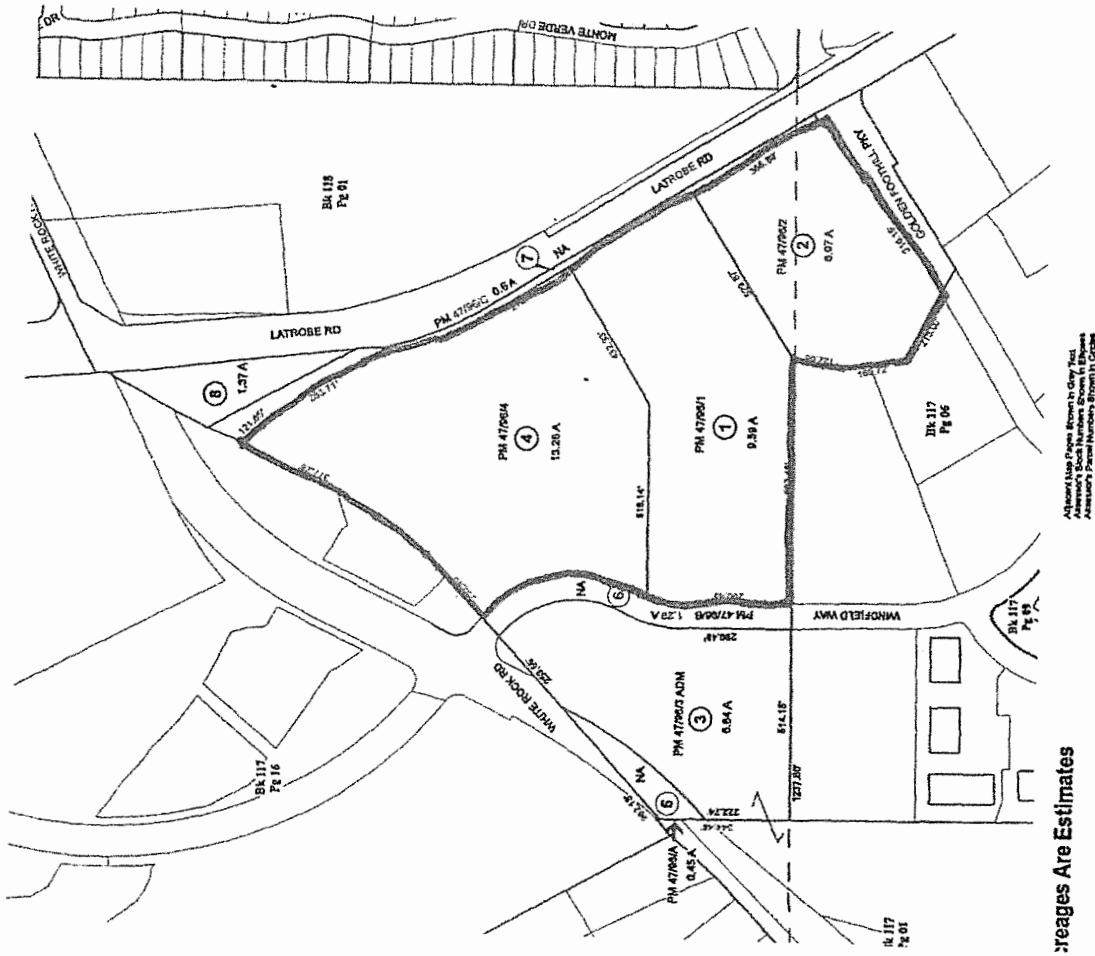
As plans progress on our site, we look forward to working with the El Dorado County Planning staff in pursuit of a well-designed development that benefits the El Dorado Hills community.

Best Regards,


John M. Jackson, Jr., CEO

Cc; David Crosariol, PE, CTA Engineering

Site Plan



Assessor Parcel Numbers

- 117-180-01-100
- 117-180-02-100
- 117-180-04-100