



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

March 22, 2022

TO ALL CONCERNED AGENCIES:

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

PA22-0004 - SB35 COUNTRY CLUB APARTMENTS (Arcadia Whitney Investments, Inc./Mooni Sanwal): An SB35 Pre-Application request for a 192-unit fully affordable housing apartment development consisting of one, two, and three bedroom units and associated site improvements for parking, landscaping, and resident amenities. The property, identified by Assessor's Parcel Number 082-430-005, consists of 15.82 acres, and is located south of the intersection between Country Club Drive and Royal Drive, **in the Cameron Park Community Region.**

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 April 6, 2022.** 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 April 11, 2022 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.

The Cameron Park Design Review Committee will meet to review this project on April 25, 2022. The meeting will be held at 6:30 P.M. at the Cameron Park Fire Station #89, located at 3200 Country Club Drive, Cameron Park, CA 95682. The applicant and/or agent are requested to attend. Meeting Agendas are posted no less than 72 hours before the meeting, which will be posted at:

https://www.edcgov.us/Government/Planning/pages/Cameron_Park_Design_Review_Committee.aspx.

If you have questions or need additional information, please call Planning Services office at (530) 621-5355.

EL DORADO COUNTY PLANNING SERVICES
County Planner: Matthew Aselage, (530) 621-5977

Email: matthew.aselage@edcgov.us

MAA/kkb

cc: Kris Payne, Planning Commissioner District 2
Air Quality Management District
Cameron Park Design Review Committee
El Dorado Irrigation District
Housing Authority, Economic Development
Cameron Park Community Services District
Surveyor's Office El Dorado County
Department of Transportation, Dave Spiegelberg

George Turnboo, Supervisor District 2
Assessor's Office
Cameron Park Fire Protection District
Environmental Management
LAFCO
Stormwater El Dorado County
Buckeye Union School District
Pacific Gas & Electric