



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

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

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

April 26, 2018

TO ALL CONCERNED AGENCIES:

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

TM 08-1477-R - RIDGEVIEW VILLAGE UNIT #9 (Pacific States Development/CTA Engineering and Surveying): A request for a minor revision to Mitigation Measures 7, 8 and 9 of the approved Ridgeview Village Unit No. 9 Tentative Map & Tree Preservation Plan in accordance with an arborist report dated February 28, 2018. The approved tentative map and tree preservation plan contains the requisite notice to change Mitigation Option B in compliance with adopted Ordinance 5061 (Oak Resources Management Plan--ORMP) as part of the ORMP, plans have been revised to show a 9-acre Oak Woodland conservation easement, thereby reducing the amount of in-lieu fees paid as part of the ORMP (Ordinance 5061, also known as the Oak Ordinance). The property, identified by Assessor's Parcel Number 120-010-01, consists of 22.4 +/- acres, and is located on the north side of Beatty Drive, east of the intersection with Tiburon Way, **in the El Dorado Hills 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:

<http://edcapps.edcgov.us/Planning/ProjectInquiryDisplay.asp?ProjectID=21732>

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 May 29, 2018.** 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 June 4, 2018 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) 621-5355.

EL DORADO COUNTY PLANNING SERVICES

Isaac Wolf, Project Planner

IMW/dre

cc: Jon Vegna, Planning Commissioner District 1
John Hidahl, Supervisor District 1
Building Services
Transportation, Dave Spiegelberg
El Dorado Hills Community Services District
Air Quality Management District
El Dorado County Assessor's Office
Environmental Management
El Dorado County Surveyor's Office
El Dorado Hills Fire Protection District
El Dorado County Resource Conservation District
CA Air Resources Board
El Dorado Irrigation District
City of Folsom Planning
El Dorado Hills Area Planning Advisory Committee (A.P.A.C.)
Sheriff's Department
Economic Development