



PLANNING AND BUILDING DEPARTMENT

PLANNING SERVICES DIVISION

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BUILDING

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PLANNING

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October 21, 2019

TO ALL CONCERNED AGENCIES:

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

Z18-0008/TM18-1537 – RANCHO TIERRA (Midland Pacific/Michael J. Hawkins Rev. Trust U.D.T. dated 10-15-07/CTA Engineering & Surveying): A request for a Large Lot Phased Tentative Subdivision Map for 83 residential lots and five lettered lots (88 lots total) ranging in size from approximately 10,000 square feet to 124,000 square feet and a Rezone of a single 5.0-acre lot from Residential, One-Acre (R1A) to Residential, Single-Unit (R1). The property, identified by Assessor's Parcel Numbers 116-040-022, 116-040-024, 116-040-025, 116-040-026, 116-040-027, 116-040-028, 116-040-031, and 116-040-033, consists of 37.80 acres, and is located on the east side of Summer Drive, approximately 275 feet east of the intersection with Great Heron 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://edcgov.trakit.net/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 November 20, 2019.** 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 December 2, 2019 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

County Planner: Tom Purciel, (530) 621-5903

TRP/dre

cc: Gary Miller, Planning Commissioner District 2
Shiva Frentzen, Supervisor District 2
Transportation, Dave Spiegelberg
Environmental Management
Air Quality Management District
El Dorado County Housing Authority-Economic Development
LAFCO
El Dorado County Long Range Planning Stormwater
El Dorado County Surveyor's Office
Cameron Park CSD
CA Department of Fish and Wildlife (N. Central Reg)
CA Native American Heritage Commission
U.S. Army Corps of Engineers CA North
U.S. Fish and Wildlife
Cameron Park Fire Protection District
El Dorado County Resource Conservation District
El Dorado Disposal
Pacific Gas & Electric
El Dorado Irrigation District