



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

August 16, 2018

TO ALL CONCERNED AGENCIES:

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

TM18-1536/PD18-0005–SERRANO VILLAGE J7 (Serrano Associates LLC/REY Engineers): A Tentative Subdivision Map and Development Plan to subdivide a 9.8 acre lot into 65 single family residential lots and four landscaped HOA maintained lots. Lots range in size from 3,600 square foot to 6,058 square foot in size. The property is located within the El Dorado Hills Specific Plan area. The property, identified by Assessor's Parcel Number 123-040-11, consists of 9.08 acres, and is located on the south side of Bass Lake Road 300 feet south of the intersection with Bridlewood Drive, **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:

<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 September 15, 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 September 17, 2018 September 24, 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

Aaron Mount, Project Planner

ADM/slc

cc: Jon Vegna, Planning Commissioner District 1
Transportation, Dave Spiegelberg
Environmental Management
Pioneer Cemetery Commission
Housing Authority-Economic Development
El Dorado Hills Fire Protection District
Rescue Union School District
El Dorado Irrigation District

John Hidahl, Supervisor District 1
El Dorado Hills Area Community Services District
El Dorado Hills A.P.A.C.
Air Quality Management District
El Dorado County Surveyor's Office
Post Office
Pacific Gas & Electric