



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

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December 13, 2022

TO ALL CONCERNED AGENCIES:

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

PA22-0018 – GREEN VALLEY ROAD SUBDIVISION MAP PRE-APPLICATION REVIEW (JTS Engineering Consultants, Inc, Javed Siddiqui/M&H Rescue, a California LLC, Omar Sharif): A Pre-Application request for a conceptual review of proposed residential development of a 25.4-acre parcel that would include a proposed Zone Change from Rural Lands, Twenty-acres (RL-20) to Residential, Single-unit (R1); a General Plan Amendment from Rural Residential (RR) to High Density Residential (HDR); and a Tentative Subdivision Map to create 54 lots ranging in size from 0.25-acres to 0.51-acres, preservation of the existing pond of 4.25-acres (Lot A), and donation of 0.87-acres (Lot B). The property, identified by Assessor's Parcel Number 102-030-010, consists of 25.43 acres, and is located on the north side of Green Valley Road, at the intersection with Silver Springs Parkway, **in the Rescue area, Supervisorial District 4.**

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 January 12, 2023.** 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 January 30, 2023, to take one or more of the following actions; 1) Make an environmental determination, 2) Identify additional information needs; 3) Determine final project conditions and/or, 4) Confirm the public hearing date. TAC Meetings are currently being held remotely via Zoom only (no physical meeting location). County Planners processing agendized applications organize individual TAC meetings. If you have questions about an item on the TAC agenda, please contact the County Planner listed below. **Please call this office or the County Planner listed below 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: Bianca Dinkler, (530) 621-5875

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BLD/emmm

cc: Andy Nevis, Planning Commissioner District 4
 Building Services
 Department of Transportation
 El Dorado County Historical Society
 El Dorado County Local Agency Formation Commission
 El Dorado County Parks & Trails
 El Dorado County Stormwater
 Cameron Park Community Services District
 Rescue Fire Protection District
 Housing Authority-Economic Development
 El Dorado County Emergency Services Authority
 Cameron Park Airport
 El Dorado Irrigation District

 Lori Parlin, Supervisor District 4
 Environmental Management
 Department of Transportation Planning
 El Dorado Hills Area Planning Advisory Committee
 Air Quality Management District
 El Dorado County Sheriff's Office
 El Dorado County Surveyor's Office
 El Dorado Hills Fire Protection District
 El Dorado County Housing Authority
 Pioneer Cemetery Commission
 Rescue Union School District
 Pacific Gas and Electric