



# COMMUNITY DEVELOPMENT SERVICES

## PLANNING AND BUILDING DEPARTMENT

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**TO:** Interested Parties

**FROM:** Evan Mattes, Associate Planner, County of El Dorado

**DATE:** January 4, 2019

**SUBJECT:** Supplemental Notice of Preparation (NOP) Extended Comment Period and Second Open House for Tilden Park Commercial-Residential Development Project

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A Supplemental Notice of Preparation (NOP) of an Environmental Impact Report for the Tilden Park Commercial-Residential Development Project was distributed on November 14, 2018 identifying a 30-day public comment period and an open house held on November 28, 2018 at the Placerville branch of the El Dorado County Library.

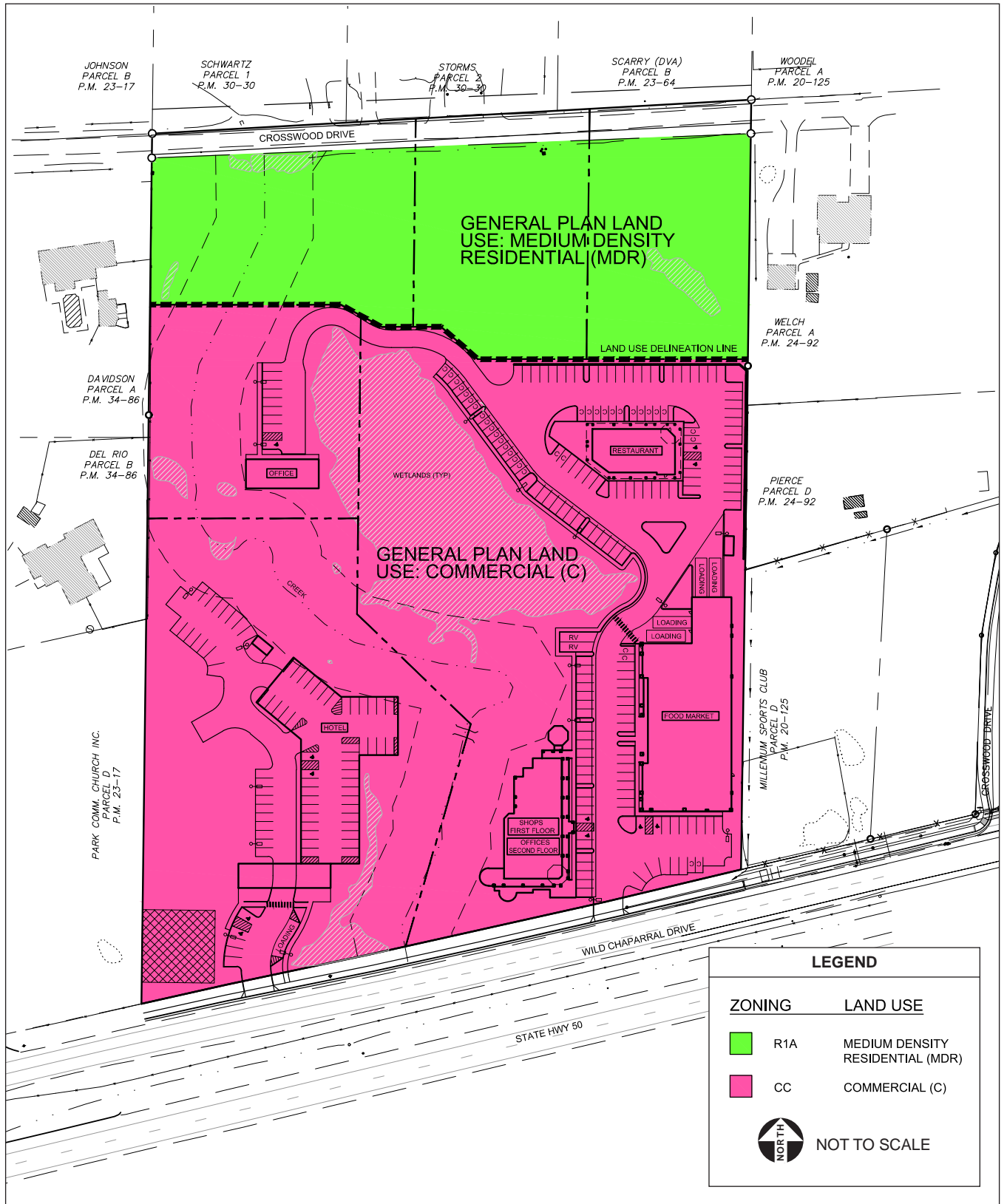
In response to public comments received for the supplemental NOP the review period has been extended to **January 31, 2019**. An additional open house will be held from **5:00-7:00 PM January 17, 2019** at the **Park Community Church** located at **3901 Wild Chaparral Drive, Shingle Springs, CA**.

A corrected Figure 4 has been attached to this notice accurately reflecting the proposed project zoning and general plan land use designations as described in the Supplemental Notice of Preparation project description. Requested discretionary actions include: (1) a General Plan Amendment for the southern portion of the site from Medium Density Residential (MDR), which allows for a maximum of 1 unit per acre to Commercial (C), which allows for commercial uses; (2) a Zone change for the southern portion of the site from One-Acre Residential (R1A) to Commercial Community (CC); and (3) a Tentative Map to create 3 residential lots and 3 commercial lots. Open space areas, which includes existing wetlands and a 50-foot setback from a creek that flows through the commercial and largest residential lot on the approximately 12-acre site. The proposed land use and zoning is shown on **Figure 4** (see attached).

Comments and suggestions are requested during the extended 77-day public comment period for the Supplemental NOP regarding the environmental issues that may be affected by the Tilden Park Project. Agencies and interested parties may provide the County with written comments on topics to be addressed in the EIR for the project. Comments should be provided no later than **5:00 PM on Thursday January 31, 2019**. Keep in mind that there will be another opportunity to submit detailed comments when the Draft EIR is released for public review. Please mail, email, or fax your comments to:

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Additional project information can be accessed via the following web link:  
<https://edcgov.trakit.net/etrakit/Search/project.aspx> by typing the first word of the project name in the search box.



**Figure 4**  
Tilden Park Proposed Land Use and Zoning Designations