



# PLANNING AND BUILDING DEPARTMENT

## PLANNING DIVISION

<https://www.edcgov.us/Government/Planning>

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### PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

#### BUILDING

(530) 621-5315 / (530) 622-1708 Fax

[bldgdept@edcgov.us](mailto:bldgdept@edcgov.us)

#### PLANNING

(530) 621-5355 / (530) 642-0508 Fax

[planning@edcgov.us](mailto:planning@edcgov.us)

### LAKE TAHOE OFFICE:

924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

## NOTICE OF PUBLIC HEARING

The **County of El Dorado Zoning Administrator** will hold a public hearing in the **Building C Hearing Room**, 2850 Fairlane Court, Placerville, CA 95667 on **November 18, 2020, at 3:00 p.m.**, to consider the following: **Tentative Parcel Map P20-0001/Sunshine Ranch** submitted by CTA ENGINEERING & SURVEYING (Agent: Brian Allen) to subdivide a 166.83 acre parcel into two parcels of 59.90 acres (Parcel 1) and 106.93 acres (Parcel 2). The property, identified by Assessor's Parcel Number 046-071-040, consisting of 166.83 acres, is located on north and the south side of Bailey Way, at the intersection with D'Agostini Drive, in the Mount Aukum area, Supervisorial District 2. (County Planner: Bianca Dinkler, 530-621-5875) (Mitigated Negative Declaration prepared)\*\*

Staff Reports are available two weeks prior at [https://edcgov.us/Government/planning/Pages/zoning\\_administrator.aspx](https://edcgov.us/Government/planning/Pages/zoning_administrator.aspx)

All persons interested are invited to write their comments to the Zoning Administrator in advance of the hearing. In light of COVID-19, all persons may be required to observe and participate in the hearing remotely as in-person attendance may be restricted depending on the current COVID-19 recommendations as the hearing date approaches. For the current remote options, including whether in-person attendance is allowed or a potential change in hearing location if in-person attendance resumes, please check the meeting Agenda no less than 72 hours before the meeting, which will be posted on line at [https://edcgov.us/Government/planning/Pages/zoning\\_administrator.aspx](https://edcgov.us/Government/planning/Pages/zoning_administrator.aspx). If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Zoning Administrator at, or prior to, the public hearing. Any written correspondence should be directed to the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: [planning@edcgov.us](mailto:planning@edcgov.us).

\*\*This is a notice of intent to adopt the negative declaration or mitigated negative declaration that has been prepared for this project and which may be reviewed and/or obtained in the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at <https://edc-trk.aspgov.com/etrakit/Search/project.aspx> by typing the first word of the project name in the search box. A negative declaration or mitigated negative declaration is a document filed to satisfy CEQA (California Environmental Quality Act). This document states that there are no significant environmental effects resulting from the project, or that conditions have been proposed which would mitigate or reduce potential negative effects to an insignificant level. The public review period for the negative declaration or mitigated negative declaration set forth in CEQA for this project is thirty days, beginning October 17, 2020, and ending November 15, 2020 (or next business day).

**To ensure delivery prior to the hearing, written information from the public is encouraged to be submitted to Planning Services by Friday the week prior to the meeting. Planning Services cannot guarantee that any FAX or mail received the day of the meeting will be delivered to the Zoning Administrator prior to any action.**

COUNTY OF EL DORADO ZONING ADMINISTRATOR  
TIFFANY SCHMID, Planning and Building Department Director  
October 16, 2020