



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

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

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NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the County of El Dorado, as lead agency, has prepared a Mitigated Negative Declaration (MND) for the below referenced Project. The Draft MND analyzes the potential environmental effects associated with the proposed Project in accordance with the California Environmental Quality Act (CEQA). This Notice of Intent (NOI) is to provide responsible agencies and other interested parties with notice of the availability of the Draft MND and solicit comments and concerns regarding the environmental issues associated with the proposed Project.

LEAD AGENCY: County of El Dorado, 2850 Fairlane Court, Placerville, CA 95667

CONTACT: County Planner: Gina Hamilton, 530-621-5980

PROJECT: P17-0008/Steward Parcel Map

PROJECT LOCATION: The property, identified by Assessor's Parcel Number(s) 060-430-075, consisting of 50.0 acres, is located on the west side of State Highway 193, approximately 0.4 miles north of the intersection with Black Oak Mine Road, in the Garden Valley area, Supervisorial District 4.

PROJECT DESCRIPTION: A request for a rural Tentative Parcel Map to subdivide a 50-acre parcel into two parcels of 30.0 acres (Parcel A) and 20.00 acres (Parcel B). The existing parcel contains three residences, a mobile home, a wellhouse, a workshop, and a barn. Each residence and the mobile home has its own existing onsite wastewater treatment system. Public water service is provided by the Georgetown Divide Public Utilities District (GDPUD). Electricity/utilities services are provided by Pacific Gas & Electric (PG&E). Building permits will be required for: the expansion of the existing primary and secondary residences on Parcel A; conversion of the mobile home to an allowed accessory structure (or removal of the mobile home) on Parcel A; and the existing unpermitted residence and wellhouse on proposed Parcel B. No new improvements are proposed with this parcel map. Any future development would be reviewed prior to permit issuance.

PUBLIC REVIEW PERIOD: The public review period for the Draft MND set forth in CEQA for this project is **20** days, beginning **December 22, 2020**, and ending **January 11, 2021**. Any written comments must be received within the public review period. Copies of the Draft MND for this project 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/> by typing the first word of the project name in the search box.

Please direct your comments to: County of El Dorado, Planning and Building Department, County Planner: Gina Hamilton, 2850 Fairlane Court, Placerville, CA 95667 or EMAIL: planning@edcgov.us

PUBLIC HEARING: The public hearing for the MND is tentatively scheduled to be heard at the January 20, 2021 Zoning Administrator meeting. Please check the Zoning Administrator agenda at https://www.edcgov.us/Government/planning/Pages/zoning_administrator.aspx for changes to this tentatively scheduled hearing date.

COUNTY OF EL DORADO
PLANNING AND BUILDING DEPARTMENT
TIFFANY SCHMID, Director
December 21, 2020