



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

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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: Bianca Dinkler, 530-621-5875

PROJECT: TM21-0002/Sierra View Estates

PROJECT LOCATION: The property, identified by Assessor's Parcel Number 109-340-069, consists of a 30.84-acre parcel, located on the west side of South Shingle Road, approximately 300 feet north of the intersection with Big Branch Road, in the Shingle Springs area, Supervisorial District 2.

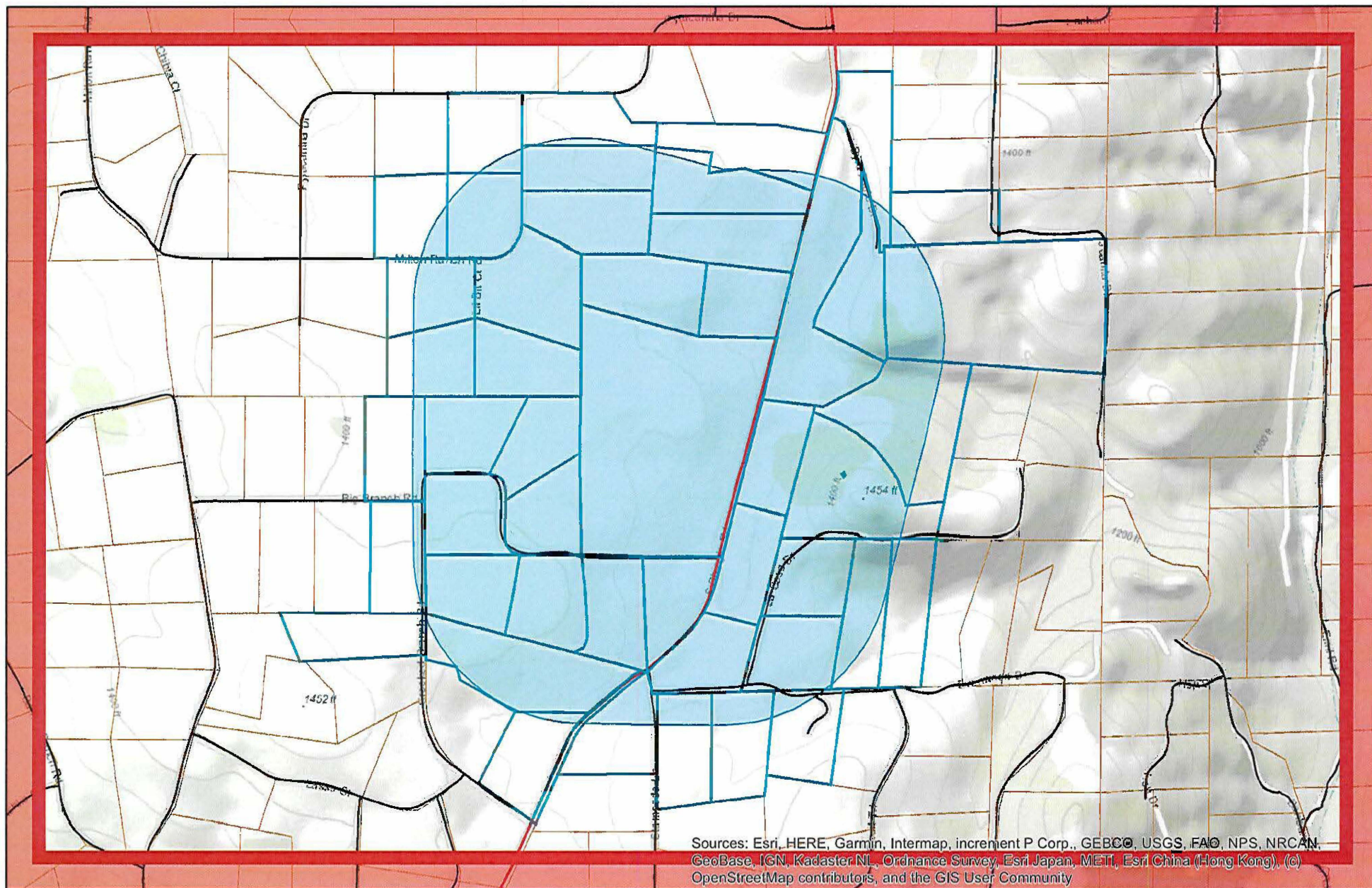
PROJECT DESCRIPTION: A Tentative Parcel Map to subdivide a 30.84-acre undeveloped parcel into six (6) parcels ranging in size from 5.0 to 5.8 acres: Lot 1 (5.00 acres), Lot 2 (5.00 acres), Lot 3 (5.00 acres), Lot 4 (5.00 acres), Lot 5 (5.83 acres), and Lot 6 (5.00 acres). Access to the parcels would be from a new private road from South Shingle Road, approximately 300 feet north of Big Branch Road. Each parcel would have its own septic system and private well. Electric service would be provided by connecting to PG&E.

PUBLIC REVIEW PERIOD: The public review period for the Draft MND set forth in CEQA for this project is **30 days**, beginning **December 22, 2022**, and ending **January 20, 2023**. 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/>. In order to view attachments, please login or create an E-Trakit account and search the project name or application file number in the search box.

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

PUBLIC HEARING: A public hearing before the Planning Commission has not been scheduled. Once that date has been determined, a public notice will be issued.

COUNTY OF EL DORADO
PLANNING AND BUILDING DEPARTMENT
KAREN L. GARNER, Director
December 21, 2022



December 15, 2022

Sierra View Estates Notification Map NOI 12-21-22 (1000 feet)

Search Results: Parcels

Override 1

County Outline

Highway Labels

Highways

Major Roads

Major Roads

Minor Roads

Disclaimer: Parcel boundaries in this map are illustrative only and not considered the legal boundary.



0 280 560 840 1,120 Feet