



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: Craig Osborn, 530-621-5697

PROJECT: P24-0006/Collette Parcel Map

PROJECT LOCATION: The property, identified by Assessor's Parcel Number 069-130-010, consisting of 20.01 acres, is located on the north side of Valley View Road between Walnut Drive and Bainbridge Avenue, approximately .10 miles of the intersection with Lamplighter Ln., in the Rescue area, Supervisorial District 4.

PROJECT DESCRIPTION: This Project is a Tentative Parcel Map that would create three (3) residential parcels from an existing 20.01-acre parcel as follows: 10.00 acres (Parcel 1/RE-5), 5.00 acres (Parcel 2/RE-5), and 5.01 acres (Parcel 3/RE-5) (Exhibit F). The property is currently developed with a house, swimming pool, ground mount solar panels, and accessory structures. No additional development for this parcel is proposed as part of this Project. Access to Parcel 1 will be from an existing access road that connects to Valley View Road. Access to Proposed Parcel 2 and Parcel 3 will be from a proposed 30-foot wide private road that connects to Valley View Road (a county-maintained road). The subject parcel is zoned Residential Estate - Five-Acre Minimum (RL-10) and is consistent with the General Plan land use designation of Low Density Residential (LDR).

PUBLIC REVIEW PERIOD: The public review period for the Draft MND set forth in CEQA for this project is **30** days, beginning **August 24, 2026**, and ending **September 22, 2026**. 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: Craig Osborn, 2850 Fairlane Court, Placerville, CA 95667 or EMAIL: planning@edcgov.us

PUBLIC HEARING: A public hearing before the Zoning Administrator 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
August 21, 2026