



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: Anna Quan, 530-621-5753

PROJECT: P23-0006/Hackomiller Parcel Map

PROJECT LOCATION: The property, identified by Assessor's Parcel Number 088-021-040, consisting of 169.85 acres, is located east of Hackomiller Road, approximately 0.4 mile northeast of the intersection with Garden Valley Road, in the Garden Valley area, Supervisorial District 4.

PROJECT DESCRIPTION: A Tentative Parcel Map dividing an approximately 169.85-acre property into three (3) parcels that are respectively 40.05, 40.01, and 89.79 acres (Parcels A, B, and C). The proposed project does not consist of any physical construction on the existing project site, and thus this Initial Study is not required to evaluate the physical environmental effects of construction of new facilities. Rather, this Initial Study evaluates the reasonably foreseeable consequences of the parcel map, in particular, any uses that would be allowed "by-right" without further environmental review. These net new by-right uses could consist of residential units and agricultural structures, such as barns. The project site would be served by private on-site wells and septic systems. Electric service would be provided through Pacific Gas & Electric facilities.

PUBLIC REVIEW PERIOD: The public review period for the Draft MND set forth in CEQA for this project is **30** days, beginning **June 12, 2025**, and ending **July 11, 2025**. 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: Anna Quan, 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
June 11, 2025