



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: Evan Mattes, 530-621-5994

PROJECT: P20-0005/Lin

PROJECT LOCATION: The property, identified by Assessor's Parcel Number 126-250-012, consisting of 15 acres, is located on the south side of Salmon Valley Lane, east of the intersection with Salmon Falls Road, in the El Dorado Hills area, Supervisorial District 4.

PROJECT DESCRIPTION: Tentative Parcel Map would create two (2) parcels of approximately 10 acres (Parcel A) and five (5) acres (Parcel B) from an existing 15-acre parcel. Fire and vehicular access to Parcel A would be via the existing driveway encroachment onto Salmon Valley Lane (a non-County maintained road) approximately 250 feet east of the intersection with Salmon Falls Road (a County maintained road). Access to proposed Parcel B would be off Salmon Falls Road with approval of an encroachment permit prior to driveway development or issuance of any grading or building permit.

PUBLIC REVIEW PERIOD: The public review period for the Draft MND set forth in CEQA for this project is **20** days, beginning **June 19, 2025**, and ending **July 8, 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: Evan Mattes, 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 18, 2025