



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

Placerville Office: 2850 Fairlane Court, Placerville, CA 95667
South Lake Tahoe Office: 924 B Emerald Bay Road, South Lake Tahoe, CA 96150

<https://www.eldoradocounty.ca.gov/Home>

Placerville Office:

Building:

(530) 621-5315

blgddept@edcgov.us

Placerville Office:

Planning:

(530) 621-5355

planning@edcgov.us

Placerville Office:

Code Enforcement:

(530) 621-5999

cdacode.enforcement@edcgov.us

South Lake Tahoe Office:

All Services:

(530) 573-3330

plan-buildSLT@edcgov.us

April 6, 2026

REVISED April 13, 2026

TO ALL CONCERNED AGENCIES:

Please find enclosed the Initial Consultation information for your review and comment regarding the following application:

PA26-0003 - VHB Rescue Affordable Housing Development (Visionary Home Builders of California / Nick Seward NJA Architecture): An Informational Preapplication for an affordable multifamily housing project consisting of ~~132 units, 173 parking stalls~~, **108 units and 143 parking stalls** with community center, Headstart, and outdoor recreational activities on three parcels (Assessor's Parcel Numbers 102-110-014, 102-421-001, 102-110-024). The parcels have a land use designation of Multifamily Residential (MFR) and a zoning designation of Multi-Unit Residential with a Design Review – Combining Zone (RM-DC). The three parcels are 5.49 acres and in the northeast quadrant of Hastings Drive and Green Valley Road, in the **Cameron Park Community Region, and in Supervisorial District 4.**

Pursuant to Section 15063 of the State CEQA Guidelines, this Initial Consultation is being conducted to determine if the project may have a significant effect on the environment and determine whether an environmental impact report or a negative declaration will be prepared.

Login or create an account to review DRAFT project documentation online:

<https://edc-trk.aspgov.com/etrakit/Search/project.aspx>

Review and comment by your agency is requested to identify your concerns to be considered by the County during our environmental review to mitigate impacts, develop conditions of approval, and/or modify the project. Your agency's written responses must be received by the Planning Services **no later than April 24, 2026.** If we do not receive written correspondence from your agency by that date, we will assume your agency has no comment and your agency's concerns may not be reflected in our recommendations.

The Technical Advisory Committee (TAC) will meet on April 27, 2026, to take one or more of the following actions;

1) Make an environmental determination, 2) Identify additional information needs; 3) Determine final project conditions and/or, 4) Confirm the public hearing date. TAC Meetings are currently being held remotely via Zoom and in person at 2850 Fairlane Court Building C, Placerville, CA 95667 in the TAC Conference Room. County Planners processing agendized applications organize individual TAC meetings. If you have questions about an item on the TAC agenda, please contact the County Planner listed below. **Please call this office or the County Planner listed below one week prior to the meeting for the scheduled time.** Technical Advisory Committee meetings are for agency discussion with the applicant and/or agent only. Other interested individuals may obtain project information by contacting the project planner.

The Cameron Park Design Review Committee will meet to review this project on April 27, 2026. The meeting will be held at 6:30 P.M. in the Board Meeting Room, 330 Fair Ln Placerville CA 95667. The applicant and/or agent are requested to attend. Meeting Agendas are posted no less than 72 hours before the meeting, which will be posted at [County of El Dorado - Cameron Park Design Review Committee](#).

If you have questions or need additional information, please call Planning Services office at (530) 621-5355.

County Planner: Anna Quan (530) 621-5753

Email: anna.quan@edcgov.us

AYQ/rij

cc:

Airport Land Use Commission
Cameron Park Design Review Committee
El Dorado County Cemeteries
DOT – Planning
El Dorado County Emergency Medical Services
Recorder's Office
Stormwater (El Dorado County)
Air Quality Management Dist.
El Dorado County Office of Education
El Dorado Disposal
El Dorado Union High School District
Rescue Union School District
Building Services
El Dorado County Affordable Housing Unit
-(HA Econ Development)

Cameron Park C.S.D.
Cameron Park Fire Protection District
Commission on Aging
El Dorado County Economic Development
Environmental Management
Sheriff's Office (El Dorado County)
Surveyor's Office (El Dorado County)
El Dorado County Emergency Services Authority
El Dorado County Transit Authority
El Dorado County Transportation Commission
Pacific Gas & Electric
CAL FIRE
El Dorado Irrigation District
S.M.U.D.