



COMMUNITY DEVELOPMENT SERVICES

PLANNING AND BUILDING DEPARTMENT

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NOTICE OF PUBLIC HEARING

The **County of El Dorado Planning Commission** will hold a public hearing in the Building C Hearing Room, 2850 Fairlane Court, Placerville, CA 95667 on **August 24, 2017**, at **8:30 a.m.**, to consider **Tentative Subdivision Map TM16-1530/Promontory Village 7** submitted by RUSSELL-PROMONTORY, LLC (Agent: Larry Ito, MJM Properties) to request a Tentative Subdivision Map of Promontory Village 7 consisting of the following: 1) 10 large lots for phasing and financing purposes; 2) 131 single family residential lots ranging in size from approximately 9,005 square feet (0.21 acre) to 164,945 square feet (3.79 acres), 13 open space lots, 12 landscape lots, and 3 private road lots; and 3) Design waivers modifying the following Design and Improvement Standard Manual (DISM) standards: A) Allow Lot Nos. 42, 47, 48, 53, 55, 62, 78, 79, 115, 116, 122, 123 and 131 to exceed the 3-to-1 lot depth-to-width ratio; and B) Modification of design standards affecting flag lots as shown on the tentative subdivision map: (1) Allow maximum standard 100 foot-length of narrow access "pole" strip of flag lots to be exceeded; (2) Allow cut and fill slopes to be located outside of access strip; and (3) Allow maximum driveway gradient of 15 percent to be exceeded up to 20 percent. The property, identified by Assessor's Parcel Numbers 124-390-04, 124-390-08, and 124-390-14, consisting of 177 acres, is located On the south side of Alexandra Drive, approximately 150 feet east of the intersection with Sophia Parkway within the Promontory Master Planned Community in the El Dorado Hills Area, Supervisorial District 1. (County Planner: Mel Pabalinas) (Statutory Exemption pursuant to Section 15182 of the CEQA Guidelines; The project is part of the Promontory Specific Plan for which an Environmental Impact Report (State Clearing House No. 94112056) was certified)**

Staff Reports are available two weeks prior at <https://eldorado.legistar.com/Calendar.aspx>

All persons interested are invited to attend and be heard or to write their comments to the Planning Commission. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing. Any written correspondence should be directed to the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: planning@edcgov.us.

**This project is exempt from the California Environmental Quality Act (CEQA) pursuant to the above-referenced section, and it is not subject to any further environmental review.

To ensure delivery to the Commission prior to the hearing, written information from the public is encouraged to be submitted by Thursday the week prior to the meeting. Planning Services cannot guarantee that any FAX or mail received the day of the Commission meeting will be delivered to the Commission prior to any action.

COUNTY OF EL DORADO PLANNING COMMISSION

ROGER TROUT, Executive Secretary

July 28, 2017