



COMMUNITY DEVELOPMENT SERVICES

PLANNING AND BUILDING DEPARTMENT

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NOTICE OF PUBLIC REVIEW

The County of El Dorado Community Development Services-Planning and Building Department is re-circulating the draft mitigated negative declaration for the Piedmont Oaks Estates. The mitigated negative declaration addresses environmental issues including Aesthetic/Visual, Air Quality, Archeological/Historical, Biological Resources, Drainage/Absorption, Flood Plain/Flooding, Forest Land/Fire Hazard, Geologic/Seismic, Noise, Population/Housing Balance, Public Services/Facilities, Recreation/Parks, Schools/Universities, Sewer Capacity, Soil Erosion/Compaction/Grading, Solid Waste, Traffic/Circulation, Vegetation, Water Quality, Water Supply/Groundwater, Wetland/Riparian, Land Use and Cumulative Effects. No hazardous waste sites are located within the vicinity of the project. Mitigation has been identified which would reduce potentially significant impacts to a level of insignificance.

The project consists of the following:

Rezone Z12-0010/Planned Development PD12-0002/Tentative Subdivision Map TM12-1510/Piedmont Oak Estates submitted by JIM DAVIES and TERRI CHANG to request the following: 1) Rezone portions of: (a) Assessor's Parcel Number: 051-550-58: Approximately 5.05 acres of Single Unit Residential-Planned Development District (R1-PD) to Open Space-Planned Development (OS-PD); and approximately 0.24 acre of Single Unit Residential-Planned Development (R1-PD) to Community Commercial-Planned Development (CC-PD); (b) Assessor's Parcel Number: 051-550-40: Approximately 1.44 acres of Single Unit Residential-Planned Development (R1-PD) to Open Space-Planned Development (OS-PD); (c) Assessor's Parcel Number: 051-550-48: Approximately 0.57 acre of Single Unit Residential-Planned Development (R1-PD) to Open Space-Planned Development (OS-PD); and (d) Assessor's Parcel Number: 051-550-51: Approximately 1.22 acres of Single Unit Residential-Planned Development (R1-PD) to Open Space-Planned Development (OS-PD); 2) Tentative Subdivision Map (Piedmont Oaks Estates) of 25.86-acre property creating a total of 103 lots consisting of 75 residential lots (20 custom and 55 clustered), one lift station lot, one road lot, 12 private access lots, six open space lots, one commercial lot, and seven Remainder Lots. The Tentative Subdivision Map includes a Design Waiver for the construction of sidewalks on both sides of the road with reduced widths from 8-foot to 6-foot (along Commercial area frontage) and 6-foot to 4-foot (along residential subdivision); 3) Development Plan for Piedmont Oak Estates to include 8.28 acres of open space areas (35% of the entire site) and modifications to Single-Unit Residential Zone (R1) District minimum standards for lot size, lot widths, yard setbacks, and maximum building coverage. Ten percent of the proposed residential units shall be reserved as affordable housing. The property, identified by Assessor's Parcel Numbers 051-550-40, 051-550-48, 051-550-51, and 051-550-58, consisting of 25.86 acres, is located at the northeast corner area of State Highway 49 (Diamond Road) and Black Rice Road, approximately 0.75 miles along State Highway 49 (Diamond Road) from its northerly intersection with Pleasant Valley Road, in the Diamond Springs area, Supervisorial District 3. (County Planner: Mel Pabalinas) (Mitigated Negative Declaration prepared)*

*This mitigated negative declaration has been prepared for this project and which may be reviewed and/or obtained in the County of El Dorado Community Development Services, Planning and Building Department-Planning Services, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at <http://edcapps.edcgov.us/Planning/ProjectInquiry.asp>. A negative declaration or mitigated negative declaration is a document filed to satisfy CEQA (California Environmental Quality Act). This document states that there are no significant environmental effects resulting from the project, or that conditions have been proposed which would mitigate or reduce potential negative effects to an insignificant level. The public review period for the negative declaration or mitigated negative declaration set forth in CEQA for this project is thirty days, beginning December 14, 2017, and ending January 12, 2018.

COUNTY OF EL DORADO PLANNING AND BUILDING DEPARTMENT

ROGER TROUT, Director

December 13, 2017