



PLANNING AND BUILDING DEPARTMENT

PLANNING SERVICES DIVISION

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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 **October 24, 2019**, at **8:30 a.m.**, to consider **Tentative Subdivision Map Revision TM08-1477-R/Ridgeview Village Unit No. 9** submitted by PACIFIC STATES DEVELOPMENT to request the following: (1) Addition of a Phasing Plan (two phases) in accordance El Dorado County Subdivision Ordinance Section 120.28.010 and Subdivision Map Act Section 66456.1 for financing and phasing purposes. Phase 1 consists of 21 residential lots and Phase 2 with 23 residential lots; (2) Re-alignment of the off-site sewer line through an off-site property (Assessor's Parcel Number 120-610-018); and (3) Revisions to and replacement of Condition of Approval Nos.7 through 9 with the provisions of the Oak Resources Management Plan under El Dorado County Zoning Ordinance Chapter 130.39-Oak Resource Conservation. The property, identified by Assessor's Parcel Number 120-010-001, consisting of 16.84 acres, is located approximately 160 feet south from the intersection of Powers Drive and Beatty Drive, in the El Dorado Hills area, Supervisorial District 1. (County Planner: Mel Pabalinas, 530-621-5363) (Negative Declaration prepared)*

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 is a notice of intent to adopt the negative declaration or mitigated negative declaration that has been prepared for this project and which 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://edcgov.trakit.net/eTRAKiT/Search/project.aspx> by typing the first word of the project name in the search box. 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 September 24, 2019, and ending October 23, 2019.

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

TIFFANY SCHMID, Executive Secretary

September 23, 2019