



COMMUNITY DEVELOPMENT AGENCY

DEVELOPMENT 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 **January 26, 2017**, at **8:30 a.m.**, to consider **General Plan Amendment A15-0001/Rezone Z12-0010/Planned Development PD12-0002/Tentative Subdivision Map TM12-1510/Piedmont Oak Estates, Phase 1** submitted by JIM DAVIES and TERRI CHANG to request the following: 1) General Plan Amendment amending the land use designation of 0.64-acre portion of Assessor's Parcel Number 051-550-58 from Commercial to High Density Residential; 2) Rezone portions of: (a) Assessor's Parcel Number 051-550-58: Approximately 4.86 acres of Single Unit Residential-Planned Development District to Open Space-Planned Development; and approximately 0.44 acre of Commercial-Planned Development to Open Space-Planned Development; (b) Assessor's Parcel Number 051-550-40: Approximately 1.35 acres of Single Unit Residential-Planned Development to Open Space-Planned Development; (c) Assessor's Parcel Number 051-550-48: Approximately 0.57 acre of Single Unit Residential-Planned Development to Open Space-Planned Development; and (d) Assessor's Parcel Number 051-550-51: Approximately 1.04 acres of Single Unit Residential-Planned Development to Open Space-Planned Development; 3) Tentative Subdivision Map (Phase 1 only) consisting of 85 residential lots, one lift station lot, one public road lot, 12 private driveway access lots, and five open space lots. The Tentative Map includes the following two Design Waivers: (a) Reduce the standard sidewalk width from 6 feet minimum to 4 feet minimum; and (b) Remove approximately 900 feet of sidewalk from one side of "A" Street Tentative Map point, through the open space parcel (shown on tentative map as between point A-3 to point A-4); and 4) Development Plan for Piedmont Oak Estates to include 8.21 acres of open space areas (30 percent of the entire site) and modifications to Single-Unit Residential Zone 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, 051-550-58, 051-550-48, and 051-550-51, 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 mile along State Highway 49 (Diamond Road) from its northerly intersection with Pleasant Valley Road, in Diamond Springs area, Supervisorial District 3. [County Planner: Mel Pabalinas] (Mitigated Negative Declaration prepared)*

The draft 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.

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 Community Development Agency, Development Services Division-Planning Services, 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 Community Development Agency, Development Services Division-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 27, 2016, and ending January 25, 2017.

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

December 26, 2016