



COMMUNITY DEVELOPMENT AGENCY

DEVELOPMENT SERVICES DIVISION

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NOTICE OF PUBLIC HEARING

The County of El Dorado Board of Supervisors will hold a public hearing in the **Building C Hearing Room, 2850 Fairlane Court, Placerville, CA 95667** on **February 28, 2017, at 2:00 p.m.**, to consider **Rezone Z14-0008/Planned Development PD14-0010/Tentative Subdivision Map TM14-1522/Bass Lake North** submitted by NORM BROWN/NC BROWN DEVELOPMENT, INC. to request the following: 1) Adopt the September 2016 Addendum to the 1992 Bass Lake Road Study Area Final Program Environmental Impact Report (State Clearing House No. 1990020375); 2) Adopt the Mitigation Monitoring and Reporting Plan in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15097, incorporating the Mitigation Measures as presented; 3) Rezone from Residential Estate Ten Acres (RE-10) to Single-Unit Residential-Planned Development (R1-PD); 4) Development Plan for the proposed subdivision to permit clustering and create open space in compliance with the Bass Lake North Specific Plan; 5) Tentative Subdivision Map creating 90 single family residential lots ranging in size from 7,204 square feet to 23,975 square feet, four open space lots totaling approximately 11.37 acres, and two Right-of-Way (ROW) lots; and 6) Design Waivers to allow the following: (a) Reduced ROW width from 50 feet to 40 feet and reduced roadway width from 36 feet to 29 feet for Road A, Road B (from Road A to Road D), and Road D; (b) Reduced ROW width for Road B (from C Court to Road A), and Courts C, E, F, and G from 50 to 34 and 40 feet, respectively and reduced roadway width from 36 feet and 29 feet; and (c) Modification of Standard Plan 103A-1 to allow driveway to be within 25 feet from a radius return, reduce minimum driveway widths from 16 feet to 10 feet wide for secondary single car garages where a larger driveway for the same property is also proposed, and eliminate 4 foot taper to back of curb. The property, identified by Assessor's Parcel Numbers 115-400-06, 115-400-07, and 115-400-08, consisting of 38.57 acres, is located north of Highway 50, east of Bass Lake Road and bounded by Sienna Ridge Road to the west, in the Bass Lake Hills Specific Plan adjacent to the community of El Dorado Hills, Supervisorial District 1. (County Planner: Mel Pabalinas) (Statutory Exemption pursuant to Section 15182 of the CEQA Guideline)

The Planning Commission has recommended approval of these applications based on the Findings and Conditions of Approval on file in Planning Services.

All persons interested are invited to attend and be heard or to write their comments to the Board of Supervisors at 330 Fair Lane, Placerville, CA 95667 or via e-mail: edc.cob@edcgov.us. 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 Board at, or prior to, the public hearing. Any questions regarding this project 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.

COUNTY OF EL DORADO PLANNING COMMISSION

ROGER TROUT, Executive Secretary

February 17, 2017