



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 **May 11, 2017, at 8:30 a.m.**, to consider **Rezone Z16-0001/Tentative Parcel Map P16-0001/Hansen** submitted by ALLEN J. HANSEN to request the following: 1) Rezone from Rural Lands 20-Acres (RL-20) to Rural Lands 10-Acres (RL-10); 2) Tentative Parcel Map creating a rural subdivision of four single family residential lots ranging in size from 10 to 13.5 acres, including an offer to the County for a 1.05 acre parcel containing a cemetery; and 3) Tentative Parcel Map includes the following requests for design waivers from the El Dorado County Design and Improvement Standards Manual (DISM) standards: (a) Allow a length to depth ratio greater than 3:1 for Parcels 1 and 2; and (b) Allow tangent lengths between reversing curves of 200 feet or greater in radius to no less than 40 feet. The property, identified by Assessor's Parcel Number 087-021-05, consisting of 45.69 acres, is located on the west side of South Shingle Road, approximately six miles south of the intersection with Highway 50, in the Latrobe area, Supervisor District 2. (County Planner: Evan Mattes) (Mitigated 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 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 April 11, 2017, and ending May 10, 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
April 10, 2017