

## NEGATIVE DECLARATION

**FILE:** TM08-1477-R

**PROJECT NAME** Ridgeview Village Unit No. 9

**NAME OF APPLICANT:** Pacific States Development

**ASSESSOR'S PARCEL NO.:** 120-010-01

**SECTION:** 34 **T:** 10N **R:** 8E, MDM

**LOCATION:** The project is approximately 160 feet south from the intersection of Powers Drive and Beatty Drive, in the El Dorado Hills area.

- GENERAL PLAN AMENDMENT:** FROM: TO:
- REZONING:** FROM: TO:
- TENTATIVE PARCEL MAP**  **SUBDIVISION:** Revisions to the approved tentative Subdivision Map (see below)

**SUBDIVISION (NAME):** Ridgeview Village Unit No.9

**SPECIAL USE PERMIT TO ALLOW:**

**OTHER:**

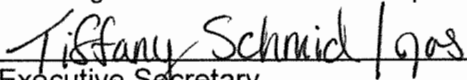
- 1) Addition of a Phasing Plan (two phases) in accordance El Dorado County Subdivision Ordinance Section 120.28.010 and Subdivision Map Act Section 66456.1 for financing and phasing purposes. Phase 1 consists of 21 residential lots and Phase 2 with 23 residential lots;
- 2) Re-alignment of the off-site sewer line through an off-site property APN 120-610-18; and
- 3) Revisions to and replacement of Condition of Approval Nos.7 through 9 with the provisions of the Oak Resources Management Plan (ORMP) under El Dorado County Zoning Ordinance Chapter 130.39 (Oak Resource Conservation).

### **REASONS THE PROJECT WILL NOT HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT:**

- NO SIGNIFICANT ENVIRONMENTAL CONCERNS WERE IDENTIFIED DURING THE REVISED INITIAL STUDY.**
- MITIGATION HAS BEEN IDENTIFIED WHICH WOULD REDUCE POTENTIALLY SIGNIFICANT IMPACTS.**
- OTHER:**

In accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), State Guidelines, and El Dorado County Guidelines for the Implementation of CEQA, the County Environmental Agent analyzed the project and determined that the project will not have a significant impact on the environment. Based on this finding, the Planning Department hereby prepares this NEGATIVE DECLARATION. A period of thirty (30) days from the date of filing this mitigated negative declaration will be provided to enable public review of the project specifications and this document prior to action on the project by COUNTY OF EL DORADO. A copy of the project specifications is on file at the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667.

This Negative Declaration was adopted by the Planning Commission on October 24, 2019.

  
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Executive Secretary