

**Notice of Exemption**

**Form C**

To: County Clerk  
County of El Dorado  
360 Fair Lane  
Placerville, CA 95667

From: County of El Dorado Community Development  
Agency-Development Services Division  
2850 Fairlane Court  
Placerville, CA 95667

Tentative Map TM16-1530 Promontory Village 7

MJM Proeprties, LLC

**Project Title**

**Project Applicant**

Assessor's Parcel Numbers 124-390-04, 124-390-08, and 124-390-14 at southeast corner of Alexandria Drive and Sophia Parkway in the El Dorado Hills area.

Tentative Subdivision Map of Promontory Village 7 consisting of the following: 1) 10 large lots for phasing and financing purposes; 2) 131 single family residential lots ranging in size from approximately 9,005 square feet (0.21 acre) to 164,945 square feet (3.79 acres), 13 open space lots, 12 landscape lots, and 3 private road lots; and 3) Design waivers modifying the following Design and Improvement Standard Manual (DISM) standards:

- A. Allow Lot Nos. 42, 47, 48, 53, 55, 62, 78, 79, 115, 116, 122, 123 and 131 to exceed the 3-to-1 lot depth-to-width ratio; and
- B. Modification of design standards affecting flag lots as shown on the tentative subdivision map:
  - (1) Allow maximum standard 100 foot-length of narrow access "pole" strip of flag lots to be exceeded;
  - (2) Allow cut and fill slopes to be located outside of access strip; and
  - (3) Allow maximum driveway gradient of 15 percent to be exceeded up to 20 percent.

**Project Description**

County of El Dorado Planning Commission

**Name of Public Agency Approving Project**

County of El Dorado Community Development Agency-Development Services  
2850 Fairlane Ct, Placerville, CA 95667

(530) 621-5355

**Name of Person or Agency Carrying out Project**

**Telephone Number**

**Exempt Status:**

- CEQA Statute Section 21080.
- Categorical Exemption. State type and section number: \_\_\_\_\_
- Statutory Exemption. State code number: 15182

**Reasons why project is exempt:**

The project is statutorily exempt from the requirements of CEQA pursuant to Section 15182 (Residential Projects Pursuant to a Specific Plan) of the CEQA Guidelines. This section specifies that, where a public agency has prepared an EIR on a specific plan after January 1, 1980, no additional EIR or negative declaration need be prepared for a residential project, including, but not limited to land subdivisions, zoning changes, and residential planned unit developments, provided that the project is undertaken pursuant to and in conformity to that specific plan and that none of the events described in Section 15162 of the CEQA Guidelines have occurred.

**Lead Agency**

**Area Code/**

**Contact Person:** Mel Pabalinas

**Telephone/Extension:** (530) 621-5355

**If filed by applicant:**

- 1. Attach certified document of exemption finding.
- 2. Has a Notice of Exemption been filed by the public agency approving the project?  Yes  No

*Mel Pabalinas*  
Signature (Public Agency)

8/24/17  
Date

Principal Planner

Title

- Signed by Lead Agency
- Signed by Applicant

**FILED**

**AUG 25 2017**

WILLIAM SCHULTZ, Recorder-Clerk

By *William Schultz*

EL DORADO CO. RECORDER/CLERK

DATE POSTED: 8/25/17

DATE REMOVED: 10-05-17

DATE RETURNED: 10-09-17

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EL DORADO CO. RECORDER/CLERK