

Mountain Democrat

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Proof of Publication NOTICE OF PUBLIC HEARING

STATE OF CALIFORNIA
County of El Dorado

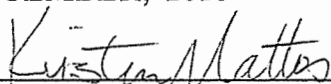
I am a citizen of the United States and a resident of the County aforesaid; I'm over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am principal clerk of the printer at the Mountain Democrat, 2889 Ray Lawyer Drive, a newspaper of general circulation, printed and published Monday, Wednesday, and Friday, in the City of Placerville, County of El Dorado, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court to the County of El Dorado, State of California, under the date of March 7, 1952, Case Number 7258; that the notice, of which the annexed is a printed copy (set in type no smaller than non-pareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

12/26

All in the year 2016

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Placerville, California, on this 27th day of DECEMBER, 2016


Signature

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 the following: 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 (C) to High Density Residential (HDR); 2) Rezone portions of: (a) Assessor's Parcel Number 051-550-58: Approximately 4.86 acres of Single Unit Residential-Planned Development District (R1-PD) to Open Space-Planned Development (OS-PD); and approximately 0.44 acre of Commercial-Planned Development (CC-PD) to Open Space-Planned Development (OS-PD); (b) Assessor's Parcel Number 051-550-40: Approximately 1.35 acres of Single Unit Residential-Planned Development (R1-PD) to Open Space-Planned Development (OS-PD); (c) Assessor's Parcel Number 051-550-48: Approximately 0.57 acre of Single Unit Residential-Planned Development (R1-PD) to Open Space-Planned Development (OS-PD); and (d) Assessor's Parcel Number 051-550-51: Approximately 1.04 acres of Single Unit Residential-Planned Development (R1-PD) to Open Space-Planned Development (OS-PD); 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 (R1) 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.

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 (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 115-400-008, 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)** 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. **This project is exempt from the California Environmental Quality Act (CEQA) pursuant to the above-referenced section, and it is not subject to any further environmental review. 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 12/26 2991