

## MITIGATED NEGATIVE DECLARATION

FILE: A14-0005/Z14-0009/TM14-1514

PROJECT NAME: El Dorado Springs 23

NAME OF APPLICANT: Standard Pacific Corporation

ASSESSOR'S PARCEL NO.: 117-010-05

SECTION: 14 T: 9N R: 8E

LOCATION: The subject property is located approximately 360 feet southwest corner of White Rock Road and Stonebriar Drive in El Dorado Hills

**GENERAL PLAN AMENDMENT:** FROM: Multifamily Residential (MFR) TO: High Density Residential

**REZONING:** FROM: Multifamily Residential-Design Control (RM-DC) District TO: One-Family Residential (R1) District

**TENTATIVE PARCEL MAP**  **SUBDIVISION TO SPLIT 21.65 ACRES INTO 58 LOTS**

SUBDIVISION (NAME): El Dorado Springs 23

**SPECIAL USE PERMIT TO ALLOW:**

**OTHER:**

Design waiver of the following El Dorado County Design and Improvement Standards Manual (DISM) standards:

- A) Reduction Right-of-Way for A through C Drive from 50 feet to and 40 feet;
- B) Reduction of road width for A through C Drive from 36 feet to 29 feet.
- C) Allow driveway to be within 25' from a radius return, allow 10' wide driveway for single car garage and 16' wide driveway for two-car garage, omit 4' taper to back of curb; and
- D) Reduce standard sidewalk width from 6-foot wide to 4-foot wide, on one side of the internal road only

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

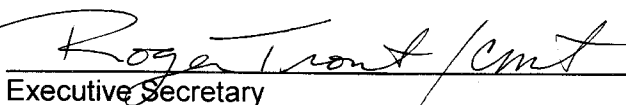
**NO SIGNIFICANT ENVIRONMENTAL CONCERNS WERE IDENTIFIED DURING THE INITIAL STUDY.**

**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 MITIGATED 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 Mitigated Negative Declaration was adopted by the Board of Supervisors on January 13, 2015.**

  
Executive Secretary