

MITIGATED NEGATIVE DECLARATION

FILE: P21-0010

PROJECT NAME Kukharets Parcel Map

NAME OF APPLICANT: Anatoliy Kukharets

ASSESSOR'S PARCEL NO.: 120-150-002 SECTION: 02 T: 09N R: 08E, MDM

LOCATION: The project is located on the west side of El Dorado Hills Drive, approximately 0.83 miles west of the intersection with Serrano Parkway, in the El Dorado Hills area.

GENERAL PLAN AMENDMENT: FROM: TO:

REZONING: FROM: TO:

TENTATIVE PARCEL MAP To subdivide a 2.86-acre parcel into four (4) parcels ranging in size from 24,595 SF (Parcel 1), 21,122 SF (Parcel 2), 43,208 SF (Parcel 3), and 35,656 SF (Parcel 4) (Attachment 6). The property is currently developed with an existing primary residence and an accessory dwelling unit (ADU). Access to the existing residences is from a private driveway located off of Park Drive; access to the proposed Parcel 2 would be from a new driveway encroachment located off of Park Drive; and access to proposed Parcels 3 and 4 would be from a new private driveway off of Park Drive, for a total of three (3) driveways from Park Drive, which is a County-maintained roadway. The existing residences shown on Parcel 1 have existing connection for public water/sewer service; proposed Parcels 2, 3, and 4 would need to connect to the existing line from El Dorado Irrigation District for new public water/sewer services. Electric service would be provided by connecting to PG&E. SUBDIVISION:

SUBDIVISION (NAME):

SPECIAL USE PERMIT TO ALLOW:

OTHER:

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 Zoning Administrator on December 21, 2022.

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Executive Secretary