

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

Subject:

Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code.

General Plan Amendment A14-0005/Rezone Z14-0009/
Tentative Map TM14-1514/El Dorado Springs 23

Standard Pacific Homes

Project Title

Project Applicant

2014112018

Mel Pabalinas

(530) 621-5355

State Clearinghouse Number
(if submitted to Clearinghouse)

Lead Agency
Contact Person

Area Code/Telephone Extension

Assessor's Parcel Number 117-010-05; Approximately 360 feet southwest of the intersection with White Rock Road and Stonebriar Drive, in the El Dorado Hills Area

Project Location

(El Dorado County)

Project Description: 1) General Plan Amendment amending the land use designation from Multifamily Residential (MFR) to High Density Residential (HDR); 2) Rezone amending the zoning designation from Multifamily Residential-Design Control (RM-DC) District to One-Family Residential (R1) District; 3) Tentative map subdividing 21.65 acres into 58 total lots consisting of 49 residential lots, one private road lot (Lot R1), future Right-of-Way lot (R2), and seven open space/landscape lots. The map includes a Phasing Plan for the financing or phasing of the residential development into two phases; and 4) Design waiver of the following Design and Improvement Standards Manual (DISM) standards: A) Reduction of Right-of-Way for A through C Drives from 50 feet to 40 feet; B) Reduction of road width for A through C Drives from 36 feet to 29 feet; C) Allow driveway to be within 25 feet from a radius return, allow 10-foot wide driveway for single car garages and 16-foot wide driveway for two-car garages, and omit 4-foot taper to back of curb; and D) Reduce standard sidewalk width from 6-foot wide to 4-foot wide and allow sidewalk on one side of the internal road only.

This is to advise that the Board of Supervisors has approved the above described project on January 13, 2015
[] Lead Agency [] Responsible Agency (date)

and has made the following determinations regarding the above described project:

- 1. The project [] will [X] will not have a significant effect on the environment.
2. [] An environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
[X] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures [X] were [] were not made a condition of the approval of this project.
4. A Statement of Overriding Considerations [] was [X] was not adopted for this project.
5. Findings [X] were [] were not made pursuant to the provisions of CEQA.

FILED
JAN 16 2015

Fish and Game Fees/Recording Fees

- [X] Negative Declaration prepared; \$2,210.00 Fish and Game fee required for Notice of Determination
[] EIR filed; \$3,069.75 fee required for Notice of Determination
[X] Recording fee of \$50 required

WILLIAM SCHULTZ, Recorder-Clerk
By [Signature]

This is to certify that the final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to the General Public at the County of El Dorado Community Development Agency-Development Services Division, 2850 Fairlane Court, Placerville, CA 95667.

[Signature]
Signature (Public Agency)

1/15/15
Date

Principal Planner
Title

EL DORADO CO. RECORDER/CLERK

DATE POSTED: 1/10/15

DATE REMOVED: ~~2/~~ 3/3/15

DATE RETURNED: 3/3/15