

MITIGATED NEGATIVE DECLARATION

FILES: Rezone Z14-0002/Planned Development PD14-0001/Tentative Map TM14-1515

PROJECT NAME: Wilson Estates

NAME OF APPLICANTS: Lisa Vogelsang, Catherine Ryan, and Julie Ryan

ASSESSOR'S PARCEL NOS.: 126-070-22, -23 and -30

SECTION: 14 & 23 T: 10N R: 8E

LOCATION: North side of Green Valley Road, approximately 3,000 feet east of the intersection with Silva Valley Road, in the El Dorado Hills area.

- GENERAL PLAN AMENDMENT:** FROM: TO:
- REZONING:** FROM: One-Acre Residential to One-Acre Residential-Planned Development (R1A-PD) and Open Space-Planned Development (OS-PD)
- TENTATIVE PARCEL MAP**
- SUBDIVISION** to split 28.18 acres into 28 single-family lots ranging in size from 20,004 to 43,572 square feet in size and: one interior private road lot; two lettered lots for open space, drainage and waterline; and one "new connection" road lot.

SUBDIVISION (NAME): Wilson Estates

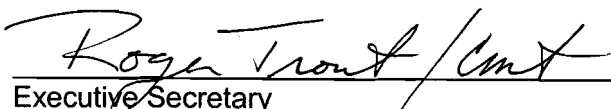
- PLANNED DEVELOPMENT:** Development Plan for the proposed subdivision allowing a gross density of one unit per acre, the creation of commonly owned open space, and changes to the R1A development standards (setbacks) as shown on the Tentative Map.

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 November 13, 2014.


Executive Secretary