

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.

Rezone Z14-0002/Planned Development PD14-0001/
Tentative Map TM14-1515/Wilson Estates

Lisa Vogelsang, Catherine Ryan, and Julie Ryan

Table with 3 columns: Project Title, Project Applicant, and State Clearinghouse Number. Includes details for 2014092013, Tom Dougherty, and (530) 621-5355.

Assessor's Parcel Numbers 126-070-22, 126-070-23, and 126-070-30; North side of Green Valley Road, approximately 3,000 feet east of the intersection with Silva Valley Road, in the El Dorado Hills area

Project Location (El Dorado County)

Project Description: (1) Rezone from One-Acre Residential (R1A) to One-Acre Residential-Planned Development (R1A-PD) and Open Space-Planned Development (OS-PD); (2) Tentative subdivision map and development plan to create 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; and (3) Design Waivers for the following: (a) Reduce Lot R right-of-way widths from 50 feet to 30 feet; (b) Reduce cul-de-sac right-of-way radii from 60 to 50 feet; (c) Reduce roadway width from 28-foot 101B width to a modified 101C 22-foot CF/CF asphalt paved with Type E AC Dike and three-foot shoulder as shown; and (d) Reduce cul-de-sac Lot R-1 from 60 feet to 50 feet top back of mountable dike at 47 feet, 50 feet to hinge point; 3-foot shoulder designed to support a 40,000 lb. load. The new connector may be installed with an AC Dike in lieu of Type 2 Curb and Gutter with Transportation approval pursuant to note 10 on design plate 101B.

This is to advise that the Board of Supervisors has approved the above described project on November 13, 2014 (date)

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

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

FILED

NOV 14 2014

Fish and Game Fees/Recording Fees

- Negative Declaration prepared; \$2,181.25 Fish and Game fee required for Notice of Determination
EIR filed; \$3,029.75 fee required for Notice of Determination
Recording fee of \$50 required

WILLIAM E. 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)

11/14/14
Date

Principal Planner
Title

EL DORADO CO. RECORDER/CLERK

DATE POSTED: 11/14/14

DATE REMOVED: 01-02-15

DATE RETURNED: 01-06-15