

MITIGATED NEGATIVE DECLARATION

FILE: Z12-0010/PD12-0002/TM12-1510

PROJECT NAME: Piedmont Oak Estates

NAME OF APPLICANT: Jim Davies and Terri Chang

ASSESSOR'S PARCEL NOs.: 051-550-40, -48, -51, -58 SECTION: ½ of 19 T:10 N R: 11 E

LOCATION: The project site is located at the northeast corner area of State Highway 49 (Diamond Road) and Black Rice Road, approximately 0.75 miles along State Highway 49 (Diamond Road) from its northerly intersection with Pleasant Valley Road in Diamond Springs

GENERAL PLAN AMENDMENT: FROM: TO:

REZONING: Rezone portions of subject property: APN 051-550-58: Approximately 5.05 acres of Single Unit Residential-Planned Development District (R1-PD) to Open Space-Planned Development (OS-PD); and approximately 0.24 acre of Single Unit Residential-Planned Development (R1-PD) to Community Commercial-Planned Development (CC-PD); APN 051-550-40: Approximately 1.44 acres of Single Unit Residential-Planned Development (R1-PD) to Open Space-Planned Development (OS-PD); APN 051-550-48: Approximately 0.57 acre of Single Unit Residential-Planned Development (R1-PD) to Open Space-Planned Development (OS-PD); and APN 051-550-51: Approximately 1.22 acres of Single Unit Residential-Planned Development (R1-PD) to Open Space-Planned Development (OS-PD);

TENTATIVE PARCEL MAP **SUBDIVISION TO SPLIT** 25.89 ACRES into 75 residential lots, six open space lot, one lift station, one road lot, 12 private access lots, and one commercial lot, and seven Remainder Lots **SUBDIVISION (NAME):** Piedmont Oak Estates

OTHER: Development Plan for Piedmont Oak Estates to include 8.28 acres of open space areas (35% of the entire site) and modifications to Single-Unit Residential Zone (R1) District minimum standards for lot size, lot widths, yard setbacks, and maximum building coverage. Ten percent of the proposed residential units shall be reserved as affordable housing. Design Waiver for the construction of sidewalks on both sides of the road with reduced widths from 8-foot to 6-foot (along Commercial area frontage) and 6-foot to 4-foot (along residential subdivision);

REASONS THE PROJECT WILL NOT HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT:

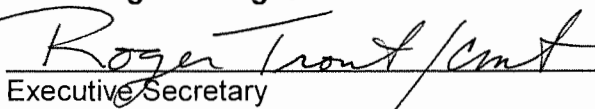
NO SIGNIFICANT ENVIRONMENTAL CONCERNS WERE IDENTIFIED DURING THE INITIAL STUDY.

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 March 20, 2018.


Executive Secretary