



State of California - Department of Fish and Wildlife
2018 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 01/03/18) Previously DFG 753.5a

Print **StartOver** **Finalize&Email**

RECEIPT NUMBER:
 09 — 03/21/18 — 29
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY EDCO COMMUNITY DEV SERV-PLANNING/BULIDING	LEAD AGENCY EMAIL	DATE 03/21/18
--	-------------------	------------------

COUNTY/STATE AGENCY OF FILING El Dorado	DOCUMENT NUMBER 09-2018-29
--	-------------------------------

PROJECT TITLE
 REZONE Z12-0010/PLANNED DEVELOPMENT PD13-0002 TENTATIVE MAP TM12-1510/PIEDMONT OAKS

PROJECT APPLICANT NAME JIM DAVIES AND TERRI CHANG/MEL PABALINAS	PROJECT APPLICANT EMAIL	PHONE NUMBER (530) 621-5363
--	-------------------------	--------------------------------

PROJECT APPLICANT ADDRESS 2850 FAIRLANE COURT	CITY PLACERVILLE	STATE CA	ZIP CODE 95667
--	---------------------	-------------	-------------------

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,168.00	\$	0.00
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,280.75	\$	2,280.75
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,077.00	\$	0.00
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 2,330.75

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE EDCO RECORDER CLERK MICHELLE PROPHET, DEPUTY
---------------	---

To: County Clerk
County of El Dorado
360 Fair Lane
Placerville, CA 95667

From: County of El Dorado Community Development
Services-Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667

Subject:

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

Rezone Z12-0010/Planned Development PD12-0002
Tentative Map TM12-1510/Piedmont Oaks Estates

Jim Davies and Terri Chang

Application Nos/Project Title

Project Applicant

2015122025

Mel Pabalinas

(530) 621-5363

State Clearinghouse Number
(if submitted to Clearinghouse)

Lead Agency
Contact Person

Area Code/Telephone Extension

Assessor's Parcel Numbers 051-550-40, -48, -51, -58; 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 the Diamond Springs area

Project Location

(El Dorado County)

Project Description: 1) 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); 2) Tentative Subdivision Map (Piedmont Oaks Estates) of 25.86-acre property creating a total of 103 lots consisting of 75 residential lots (20 custom and 55 clustered), one lift station lot, one road lot, 12 private access lots, six open space lots, one commercial lot, and seven Remainder Lots. The Tentative Subdivision Map includes a 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); 3) 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.

This is to advise that the Board of Supervisors has approved the above described project on March 20, 2018
[] 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
MAR 21 2018

WILLIAM SCHULTZ, Recorder-Cle
By [Signature]

Fish and Game Fees/Recording Fees

- [X] Negative Declaration prepared; \$2,280.75 Fish and Game fee required for Notice of Determination
[] EIR filed; \$3,168.00 fee required for Notice of Determination
[X] Recording fee of \$50 required

This is to certify that the Mitigated Negative Declaration, is available to the General Public at the County of El Dorado Community Development Services-Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667.

[Signature]
Signature (Public Agency)

3/21/18
Date

Rommel (Mel) Pabalinas
Principal Planner