



COMMUNITY DEVELOPMENT SERVICES

PLANNING AND BUILDING DEPARTMENT

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NOTICE OF PUBLIC HEARING

The **County of El Dorado Planning Commission** will hold a public hearing in the Building C Hearing Room, 2850 Fairlane Court, Placerville, CA 95667 on **September 13, 2018, at 8:30 a.m.**, to consider the following: **Tentative Subdivision Map TM17-1532/Sierra Sunrise** submitted by PACIFIC STATES DEVELOPMENT CORPORATION to consider the following: 1) Tentative Subdivision Map to create seven single-family lots ranging in size from 17,329 square feet to approximately 21,779 square feet, one single-family lot of approximately 261,280 square feet, and one roadway lettered lot on a 10-acre site; and 2) Waiver of El Dorado County Design and Improvement Standard Manual (DISM) standards: Modification of subdivision road improvement Standard Plan 101B: (A) Flag Lot 8, increase allowed narrow access portion of flag lot from 100 feet to 232 feet in length; and (B) Asphalt Dike, allow Woodleigh Lane to remain Asphalt Dike in lieu of Concrete Curb and Gutter along project frontage. The property, identified by Assessor's Parcel Numbers 116-030-28 and 116-030-30, consisting of 10 acres, is located on the east side of Woodleigh Lane, approximately 2,000 feet southeast of the intersection with Bass Lake Road, in the Cameron Park area, Supervisorial District 2. (County Planner: Efren Sanchez) (Negative Declaration prepared)*

Staff Reports are available two weeks prior at <https://eldorado.legistar.com/Calendar.aspx>

All persons interested are invited to attend and be heard or to write their comments to the Planning Commission. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing. Any written correspondence should be directed to the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: planning@edcgov.us.

*This is a notice of intent to adopt the negative declaration or mitigated negative declaration that has been prepared for this project and which may be reviewed and/or obtained in the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at <https://edcgov.trakit.net/eTRAKiT/Search/project.aspx>. A negative declaration or mitigated negative declaration is a document filed to satisfy CEQA (California Environmental Quality Act). This document states that there are no significant environmental effects resulting from the project, or that conditions have been proposed which would mitigate or reduce potential negative effects to an insignificant level. The public review period for the negative declaration or mitigated negative declaration set forth in CEQA for this project is thirty days, beginning August 14, 2018, and ending September 12, 2018.

To ensure delivery to the Commission prior to the hearing, written information from the public is encouraged to be submitted by Thursday the week prior to the meeting. Planning Services cannot guarantee that any FAX or mail received the day of the Commission meeting will be delivered to the Commission prior to any action.

COUNTY OF EL DORADO PLANNING COMMISSION

ROGER TROUT, Executive Secretary

August 13, 2018