



**BOARD OF SUPERVISORS
NOTICE OF PUBLIC HEARING**

LEAD AGENCY: Calaveras County Planning Department
891 Mountain Ranch Rd.
San Andreas, CA 95249

DENIAL WITHOUT PREJUDICE OF PROJECT # 2006-110 SAWMILL LAKE PROJECT: GENERAL PLAN AMENDMENT, SPECIFIC PLAN, VESTING TENTATIVE SUBDIVISION MAP AND DEVELOPMENT AGREEMENT for the SAWMILL LAKE PROJECT IN COPPEROPOLIS for CASTLE & COOKE CALAVERAS, INC. The Sawmill Lake Project is a proposed 243-acre, mixed use and residential master-planned community adjacent to Copperopolis Town Square. The applicants are requesting a General Plan Amendment, Specific Plan (and Zoning Regulations), Vesting Tentative Subdivision Map and a Development Agreement. The General Plan Amendment proposes to change the land use designations from Natural Resource Lands-Agricultural Preserve, and Community Development Lands-Future Single Family Residential, -Residential Center, and -Community Center to Master Project Area. The Specific Plan organizes the project into seven villages including a maximum of 800 dwelling units, village center, community park, and open space. The Vesting Tentative Subdivision Map proposes 417 lots. The Development Agreement would vest the applicant's ability to implement the project and mitigation measures.

The site is located south of Highway 4, east of Little John Road, and west of the Copperopolis Town Square, within portions of Sections 3 and 4, Township 1 North, Range 12 East, MDB&M on the Copperopolis 7.5 Minute United States Geological Survey (USGS) Topographic Quadrangle Map. Assessor Parcel Numbers include 054-006-030, 054-006-031, 054-006-032, 054-006-037, 054-007-003, 054-007-006, 054-007-018, 054-007-019, and 061-003-001. A Draft EIR was prepared and circulated on April 23, 2010, and Revised Draft EIR Sections ("Recirculated Draft EIR") were prepared and circulated on March 14, 2011. A Final EIR has not yet been prepared and released. The Planning Commission and Staff are recommending denial without prejudice on the Project and that no action be taken on the Draft Environmental Impact Report pursuant to CEQA Guidelines Section 15270. (Rebecca Willis, Planning Director).

NOTICE IS HEREBY GIVEN that the Calaveras County Board of Supervisors will conduct a public hearing on **Tuesday, February 26, 2013 at 1:30 p.m.** or soon thereafter to consider the above referenced project. The public hearing will be held in the Calaveras County Board of Supervisors Chambers, Government Center, 891 Mt. Ranch Road, San Andreas, California.

Pursuant to Government Code 65009, if anyone challenges the above listed issues in a court of law, the challenge may be limited to raising only those issues you or someone else raise at the public hearing described in this notice, or in written correspondence delivered to the Commission, at or prior to, the public hearing. You are welcome to review the application at the Calaveras County Planning Department during normal working hours, 8:00 a. m. to 4:00 p. m., Monday through Friday except county holidays. Board of Supervisors staff reports are available online at <http://bos.calaverasgov.us> the Thursday prior to the meeting. Copies of the project file and staff report can also be purchased at the Planning Department for the cost of making the copies. Date of Notice – Friday, February 15, 2013 (send to paper Tuesday 02-12-13)