

PC 2/9/12  
#100

32 pages

LAW OFFICES OF JOHN DAVID PEREIRA

John David Pereira

3161 Cameron Park Drive, Suite 210  
Cameron Park, CA 95682

Telephone (530) 672-9577

Facsimile (530) 672-9579

December 22, 2011

Aaron Mount, Associate Planner  
El Dorado County Development Services  
2950 Fairlane, Building C  
Placerville, CA 95667

PLANNING DEPARTMENT

Re: Applications for Special Use Permit:  
SUP 11-0004, 0005, 0006.

Dear Aaron:

I write formally and with copies to Mr. Trout, Mr. Rivas, and the entire Board of Supervisors regarding the above-referenced Special Use Permit Applications delivered to your office on April 1, 2011. Since failure to provide these permits will result in legal action, I wanted to provide the Board of Supervisors an opportunity to consider my position during the next BOS Meeting or in closed session. I am sad to see my applications go this way.

I wish to be clear to all concerned that I expect to receive my Special Use Permits for Applications S11-04, 05, and 06 on December 30, 2011 because they are deemed approved on that date under the Permit Streamlining Act based on County's failure to process and render a decision on the applications in a timely manner after I provided several courtesy warnings and after I provided written notice of my intent to publish notice and have the applications deemed complete by letter dated September 15, 2011.

Aaron, your conclusion that the projects cannot be deemed approved because no CEQA determination has been made (only a recommendation) and therefore the Permit Streamlining Act time periods have not begun to run is devoid of merit. The intent of the PSA is to ensure permit applications are processed with reasonable speed according to a set of established time periods which go into effect upon a CEQA determination. To suggest a public agency can evade the PSA by never making a CEQA "determination" until the actual permit is up for public hearing / approval is contrary to the CEQA Guidelines, against public policy, and effectively a snub to every citizen in this County who elects public officials to create rules and relies upon these public officials and the County to follow the same rules all citizens are subject to.

The following is an overview of why CEQA does not require Planning Commission approval of a categorical exemption determination and why my applications are deemed approved as of December 30, 2011. The last thing I want is to litigate with my County. But I have been treated poorly while being told I would be treated fairly.

## CEQA

California Code of Regulations [CCR] Title 14 Section 15100 (a) provides that public agencies shall adopt time limits to govern implementation of CEQA consistent with Article 14. CCR 15102 says a lead agency shall determine within 30 days after accepting an application as complete whether it intends to prepare an EIR or negative declaration. CCR 15111 © states that in any case described in that section, the environmental document shall be completed or certified and the decision on the project shall be made within the period established under the Permit Streamlining Act.

In this case, use of the word “determine” within 30 days as set forth in CCR 15102 is internally consistent with the role of the “lead agency” to make a determination. There is nothing within the CEQA statutory rubric or the Regulations interpreting the statutes that requires a decision-making body to render a CEQA Finding. In fact, CCR Section 15352 states that an approval is a decision by a public agency. No CEQA “approval” is required for categorically exempt projects. Once a “determination” is made by the lead agency, a Notice of Exemption may be filed as provided by CCR 15062.

The whole purpose of the Technical Advisory Committee meeting was to receive input from the various public agencies as to whether or not environmental issues exist. As you know, there were no issues raised by any other agency during the TAC meeting and Pierre Rivas raised none on behalf of Planning.

Second, no formal hearing is required at any stage of the environmental review process and public comment may be restricted to written communication. See CCR 15202. Even where a public hearing is needed to approve a project, CEQA guidelines only suggest that the agency “should include environmental review” as one of the subjects. But including it as one of the subjects does not mean the lead agency has deferred making a CEQA determination. Even the CEQA flowchart shows that once a project is determined categorically exempt, it is placed outside the CEQA “flow” and only “may” need Notice of Exemption which is filed when the project is approved to trigger the 35 day period to appeal the CEQA determination. The entire categorical exemption process occurs well before any decision-making body hears the actual project.

In this case Planning Services made a CEQA determination in June 2011 that each project was categorically exempt. There was no Initial Study or Negative Declaration. Planning’s “determination” meets the CEQA timeline which requires a determination within 30 days after the application is complete. Thereafter County Planning Services published its “determination” on its website in an electronic format as promulgated by CCR 15201. [ For the benefit of our County Supervisors I am attaching a copy of the Application Status for each project showing “CEQA Determination: CEQA Exempt.” To say, now, that no “determination” was made appears fabricated.

Also, Planning Services Web Page listing the Development Review Agency Contact List states:

“Planning Services is the primary contact for permit requests. We determine whether your development proposal conforms to state and local planning regulations. Further, we complete or coordinate any environmental review that is required by California state law.”

Nowhere have I found anything to suggest such a decision must come from the Planning Commission, especially since the Zoning Administrator often hears projects that are categorically exempt. Are you suggesting that the Zoning Administrator is also empowered to make that determination? What is the basis for that conclusion?

After receiving your latest emails so stating, I contacted General Counsel for the California Natural Resources Agency to inquire about your position. I received a response and was provided a pamphlet entitled Lontin’s Land Use Procedures and Timeliness. This is regarded as the “Bible” for land use time parameters. My review of this pamphlet confirms our position that County’s claim that Planning Commission “determines” CEQA categorical exemptions is folly.

According to Longtin, no hearing body approval is even required for categorical exemptions. The charts included demonstrate that while a Use Permit might require adjudicative findings a CEQA determination **DOES NOT**.

\*\*\*\*\*

Even the provisions of the El Dorado County Ordinances regarding approval of a Special Use Permit do not require a “finding” on CEQA. 17.22.130 specifically provides:

“A. After acceptance of an application pursuant to Section 17.22.120, the application shall undergo environmental review as required by California Public Resources Code Section 21000 et seq. and the County’s CEQA implementation resolution, as may be amended from time to time, in order to determine if the proposed project is exempt from the requirements of CEQA, or to determine the appropriate environmental document to be filed for the proposed project.

B. After an application has been accepted as complete pursuant to Section 17.22.130, the Planning Department may require the applicant to submit additional information needed for the environmental review of the project. (Ord. 4589 §§2, 5, 2001)”

The foregoing Section does not call for Planning Commission “approval” of a CEQA determination. Section 17.22.210 provides that approvals shall based on the findings required by Sections 17.22.300 through 620. For purposes of our discussion, Sections 17.22.500 through 17.22.540 apply to Special Use Permits. Nothing in any of those Sections requires the Zoning Administrator or Planning Commission to make a CEQA Finding. The actual findings required

are set forth in Section 17.22.540. Whatever the “practice” of this County, such practice violates the express mandate of CEQA, violates our own Zoning Ordinance 17.72 which requires compliance with CEQA including the time limitations set forth in CCR 15102, and totally eviscerates the public policy supporting the Permit Streamlining Act.

I cannot imagine our elected officials will justify Planning’s purposeful evasion of the CEQA rules which, in the final analysis, creates greater hardships on its citizens seeking permit approval.

But aside from these obvious points, if one accepts your argument it means that the time period under the Permit Streamlining Act for a project to be deemed approved never begins as long as the County couples its CEQA determination with its “approval” of the project itself. The inevitable extension of that argument is that my applications could go before Planning Commission where they *could* reject your “recommendation, require a Negative Declaration, then kick our project back to Planning for another 6-8 months. Such a position is scandalous.

I have pulled countless project applications where negative declarations are issued and EIR are prepared without any input from the Planning Commission or Zoning Administrator. If County’s position is that the need for a Negative Declaration or EIR or approval of categorical exemptions rests with Planning Commission, under what authority does anyone within Planning decide the substantial impact test required under CEQA? We know Planning routinely makes those “determinations” well before any adjudicative hearing.

In summary on the CEQA issue, County’s position is legally unsound, factually improper, and a scorching disregard for the public policy which supports the provisions of the PSA

### **The Permit Process**

Second, despite numerous claims that my applications would be treated as any other SUP, the following catalogue of events indicates my applications have received disparate treatment.

1. I was charged about \$4,800.00 *per application* despite the fact County’s Fee Schedule for Off-Premise Special Use Permits calls for a fee of only \$1500.00 per application because the fee schedule indicates off-premise signs are categorically exempt from CEQA.
2. Gina, the initial planner, unilaterally sent all three of my applications to members of the Cameron Park Design Review Committee despite the fact that Committee only had review jurisdiction over 1 proposed sign. [I have seen her email to Eric Driever]
3. After the applications were properly deemed complete within 30 days (around April 30, 2011), County takes the position that no CEQA determination was made nor any Initial Study conducted within 30 days after the application was complete. It’s further County’s position that now almost 9 months after the applications were submitted that no CEQA

- determination has been made such that the Planning Commission could decide a negative declaration is required and send the entire project back to Planning for further work.
4. At the Cameron Park Design Review meeting Planning Commissioner Rains attended and said nothing during the meeting, but after the meeting had ended and I had departed, he discussed my application with the remaining DRC members and provided them with possible avenues to delay / derail the project. This is the same guy who is supposedly going to hear my application!!!!
  5. Planning Services published on its website that it had made a CEQA "determination" that each project was categorically exempt. It is now taking the position that all it was doing was making a recommendation.
  6. During September / October 2011, Cameron Park DRC scheduled a Meeting that was supposed to be attended by Supervisor Knight. I appeared at the scheduled time and place for the meeting but no one showed up. I later learned the meeting was, without notice, moved up and held with Knight at which time our applications were discussed. **I had no opportunity to be heard.** Another meeting was scheduled for October 17, 2011 with Supervisor Nutting. My signs were not on the agenda but received ample discussion before Supervisor Nutting realized who I was. On a positive note, my sense at that time was Supervisor Nutting was genuinely interested in hearing and understanding both sides. Subsequently we met with him and provided a more accurate picture than he had previously received. **This was the only positive part of this whole process and I must commend Mr. Nutting for representing fair play.**
  7. From April 30, 2011 through the end of September 2011, Planning Services refused to complete a final Staff Report, all the while sending emails to me stating the project was proceedings under a normal schedule, and communicating with members of the CP DRC regarding the status of my applications. I note other SUP projects applied for after mine already have been worked up and set for hearing / or set for hearing and continued.
  8. In or about late September or early October a draft Staff Report was sent to "management" for review. I still have not seen it. However, at an Octoberfest held at Serrano County Club at least three (3) members of the Planning Commission were seen and overheard discussing the signs with Pierre Rivas. Another BOS member was heard talking about this "billboard problem." The essence of the conversation was that Staff probably could not prohibit the signs but they would attempt to reduce their size. Obviously, I could be wrong; the Staff Report will be telling. But if I'm correct, how could I get this information unless the content of the draft Staff Report was disseminated to others (but not me)?
  9. When I issued a letter under the Permit Streamlining Act indicating I would provide "notice" of these applications and their deemed approval status should action not be taken, Planning did nothing to move the applications along. When I paid for and published the required "notice" I received no communication from Planning. Actually, initially the counter person at Planning stated I could not provide "notice" and he's never seen it done in 20 years.

10. As of December 22, 2011, almost 9 months after the applications were submitted still no Staff Report. My suspicion, which may be validated if legal action ensues, is that Staff/ Management sent the proposed Staff Reports to County Counsel to see whether Planning's position was legally tenable. Granted this is speculation at this point. But I cannot fathom any other reason why a draft Staff Report would dwell within Management for nearly 90 days--the same length of time it took to prepare the draft.

Can I go on? Yes. Need I? No. The bottom line is that I published notice as required by the Permit Streamlining Act. I am enclosing copies of the proof of publication and proof of mailing for your files. No hearing was held within 60 days of my notice. Accordingly, I hereby demand that permits for the three signs be made available to me on December 30, 2011. I shall come by to pick them up.

If the permits are not ready on December 30, 2011, please be advised that I will begin suffering damages in the amount of \$1,000.00 per calendar day, 7 days a week, for the lost revenue those three signs would normally generate. The \$1,000.00 figure is not something pulled out of a hat. It represents the rental value of each sign per month divided by 30. I will certainly present an expert to testify that these signs could have and would have generated the income I have indicated.

It is and will be my position that on December 30, 2011 my right to those permits vested and that a temporary taking has occurred in addition to manifest violation of my First Amendment right to both commercial and non-commercial speech. In addition, there are Brown Act violations and other transgressions I simply have overlooked for the present.

Regardless of what hearing transpires in the future, I will be demanding full payment for this damage and my attorney's fees incurred in bringing this matter to a successful conclusion. I also intend to file against County for Declaratory Relief that it's permit process (and procedure for CEQA "determination) violates the provisions of the California Environmental Quality Act by failing to implement the time parameters promulgated by statute and regulation.

What truly amazes me about this whole matter is that the signs are allowed by Ordinance. Planning should be working with me to get them approved because they are allowed. Staff has admitted in written Memorandums that there are no size or height limitations within our Ordinance for off-premise signs AND that our sign ordinance is vague. County approved a 60' high, 1290 sq.ft. sign just west of the sign I've proposed in Cameron Park. My applications were comprehensive, complete and straightforward. They should have been processed in 4-5 months tops. The only true "controversy" emanates from the public officials or appointed quasi-public officials who have reviewed the applications then campaigned a *handful* of citizens to complain.

Aaron Mount, Associate Planner  
Page 7

But all of this will surface through the discovery process when I file legal action in the United States District Court, Eastern District of California. Again, I love this County; it's my home. But it's also 2011 / 2012 and County cannot continue to operate as if we're still in the 1980's. I am lawfully entitled to place the three signs under both state law and County Ordinance. If my permits are not available for pick-up on December 30<sup>th</sup>, the damages will begin.

Very truly yours,

A handwritten signature in cursive script that reads "John David Pereira". The signature is written in black ink and is positioned above the printed name.

John David Pereira

encl. Proof of Publication, Proof of Mailing, Application Status (3)  
cc: Roger Trout, Pierre Rivas, Board of Supervisors (5)

Application Status (5)

APPLICANT COMMENT  
12-0280.H.8



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Friday, December 23, 2011 6:31:39 AM

*Select Another  
List of Projects*

<b>Project</b>	<b>S 11 0004 - SUNSET LANE BILLBOARD SIGN</b>		
<b>Project Type</b>	SPECIAL USE PERMIT	<b>Status:</b> <a href="#">[Definitions]</a>	PROCESSING
<b>Planner</b>	<u>AARON MOUNT</u>	<b>District Supervisor:</b>	RON BRIGGS
<b>Plan Area</b>	SHINGLE SPRINGS	<b>CEQA Determination:</b>	CEQA Exempt
<b>Number of Lots</b>		<b>Vicinity Map:</b>	Not Available at this time
<b>Project Description</b>	REQUEST FOR A 14' X 48' LIGHTED BILLBOARD-TYPE SIGN ADJACENT TO US HIGHWAY 50. THE PROJECT IS LOCATED ON THE NORTH SIDE OF SUNSET LANE, 600 FEET EAST OF THE INTERSECTION WITH MOTHER LODE DRIVE IN THE SHINGLE SPRINGS AREA, APN 090-430-09.		
<b>Project Location</b>	ON THE N SIDE OF SUNSET LANE 600 FEET E OF THE INTERSECTION WITH MOTHER LODE DRIVE IN THE SHINGLE SPRINGS AREA.		
<b>Situs</b>	4241 SUNSET LN		
<b>APN(s)</b>	090-430-09-100		
<b>Related Projects</b>			
<b>Related Documents:</b>			

18578

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Friday, December 23, 2011 6:31:54 AM

*Select Another  
List of Projects*

<b>Project</b>	<b>S 11 0005 - MOTHER LODE DRIVE BILLBOARD</b>		
<b>Project Type</b>	SPECIAL USE PERMIT	<b>Status:</b> <a href="#">[Definitions]</a>	PROCESSING
<b>Planner</b>	<u>AARON MOUNT</u>	<b>District Supervisor:</b>	RON BRIGGS
<b>Plan Area</b>	SHINGLE SPRINGS	<b>CEQA Determination:</b>	CEQA Exempt
<b>Number of Lots</b>		<b>Vicinity Map:</b>	Not Available at this time
<b>Project Description</b>	REQUEST FOR A 14' X 48' LIGHTED BILLBOARD-TYPE SIGN ADJACENT TO US HIGHWAY 50. THE PROJECT IS LOCATED ON THE NORTH SIDE OF MOTHER LODE DRIVE, 1000 FEET EAST OF THE INTERSECTION WITH PONDEROSA ROAD IN THE SHINGLE SPRINGS AREA, APN 090-430-15.		
<b>Project Location</b>	ON THE N SIDE OF MOTHER LODE DR 1000 FT E OF THE INTERSECTION WITH PONDEROSA RD IN THE SHINGLE SPRINGS AREA.		
<b>Situs</b>	4081 MOTHER LODE DR		
<b>APN(s)</b>	090-430-15-100		
<b>Related Projects</b>			

**Related Documents:**

18579

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Friday, December 23, 2011 6:32:01 AM

*Select Another  
List of Projects*

<b>Project</b>	<b>S 11 0006 - COACH LANE BILLBOARD SIGN</b>		
<b>Project Type</b>	SPECIAL USE PERMIT	<b>Status:</b> <a href="#">[Definitions]</a>	PROCESSING
<b>Planner</b>	<a href="#">AARON MOUNT</a>	<b>District Supervisor:</b>	RAY NUTTING
<b>Plan Area</b>	CAMERON PARK	<b>CEQA Determination:</b>	CEQA Exempt
<b>Number of Lots</b>		<b>Vicinity Map:</b>	Not Available at this time
<b>Project Description</b>	REQUEST FOR A 14' X 48' LIGHTED BILLBOARD-TYPE SIGN ADJACENT TO US HIGHWAY 50. THE PROJECT IS LOCATED ON THE NORTH SIDE OF COACH LANE, 400 FEET EAST OF THE INTERSECTION WITH CAMERON PARK DRIVE IN THE CAMERON PARK AREA, APN 109-211-03.		
<b>Project Location</b>	ON THE N SIDE OF COACH LANE 400 FT E OF THE INTERSECTION WITH CAMERON PARK DR IN THE CAMERON PARK AREA.		
<b>Situs</b>	3431 COACH LN		
<b>APN(s)</b>	109-211-03-100		
<b>Related Projects</b>			

**Related Documents:**

18580

Proof of Publication (3)

APPLICANT COMMENT

12-0880-11-12

# Mountain Democrat

PROOF OF PUBLICATION  
(2015.5 C.C.P.)

STATE OF CALIFORNIA  
County of El Dorado

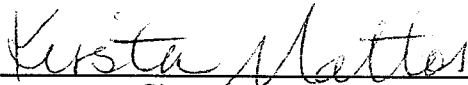
I am a citizen of the United States and a resident of the County aforesaid; I'm over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am principal clerk of the printer at the Mountain Democrat, 1360 Broadway, a newspaper of general circulation, printed and published Monday, Wednesday, and Friday, in the City of Placerville, County of El Dorado, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court to the County of El Dorado, State of California, under the date of March 7, 1952, Case Number 7258; that the notice, of which the annexed is a printed copy (set in type no smaller than non-pareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

10/31

All in the year 2011

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Placerville, California, this 31<sup>st</sup> day  
of **OCTOBER, 2011**

  
\_\_\_\_\_  
Signature

## Proof of Publication of PUBLIC NOTICE

### PUBLIC NOTICE OF APPLICATION FOR SPECIAL USE PERMIT

Notice is hereby given that the following Application for Special Use Permit has been submitted to the El Dorado County Planning Services Department, which Special Use Permit shall be deemed approved if the El Dorado Planning Department Zoning Administrator or Planning Commission fails to take action within 60 days of this Notice. No public hearing has been scheduled as of the date of this Notice.

**Project:** Special Use Permit Application S11-0004 / Sunset Lane Billboard Sign. A Special Use Permit application to authorize the installation of an off-site billboard sign measuring 50 feet in height with a sign face measuring 14 feet by 48 feet for a total of 672 square feet of display area, for the advertisement of commercial and non-commercial purposes.

**Location:** 4241 Sunset Lane, Shingle Springs, CA 95662, **Assessor's Parcel Number:** 090-430-09-100; **Zoning:** CG; **Applicant:** John David Pereira; **Agent:** N / A.

**Note:** Planning Services has made a determination this project is categorically exempt from environmental review. Applicant believes this determination was made pursuant to Sections 15301, 15303, 15304, 15305, or another provision of the California Environmental Quality Act (CEQA) Guidelines.

**Permitting Agency:** The permitting Agency for this project is the El Dorado County Department of Planning Services / Planning Commission, located at 2850 Fairlane Court, Building C, Placerville, CA 95667.

**DEEMED APPROVAL:** Pursuant to the provisions of Government Code Sections 65956, this "project shall be deemed approved if the permitting agency has not acted within 60 days." Written comments may be submitted to the Permitting Agency set forth above.

**Preliminary Approval by State of California:** Applicant has received a Preliminary Review from the California Department of Transportation which states "our staff has determined that the placement of an outdoor advertising display at the referenced location would be considered permissible at this time." Application No. A03-0165.

John David Pereira, Applicant.  
10/28/2011  
10/31

02534737

APPLICANT COMMENT  
12-0380.H.13

# Mountain Democrat

PROOF OF PUBLICATION

(2015.5 C.C.P.)

STATE OF CALIFORNIA  
County of El Dorado

I am a citizen of the United States and a resident of the County aforesaid; I'm over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am principal clerk of the printer at the Mountain Democrat, 1360 Broadway, a newspaper of general circulation, printed and published Monday, Wednesday, and Friday, in the City of Placerville, County of El Dorado, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court to the County of El Dorado, State of California, under the date of March 7, 1952, Case Number 7258; that the notice, of which the annexed is a printed copy (set in type no smaller than non-pareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

10/31

All in the year 2011

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Placerville, California, this 31<sup>st</sup> day  
of **OCTOBER, 2011**



Signature

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**Project:** Special Use Permit Application S11-0005 / Mother Lode Drive Billboard, Sign. A Special Use Permit application to authorize the installation of an off-site billboard sign measuring 50 feet in height with a sign face measuring 14 feet by 48 feet for a total of 672 square feet of display area for the advertisement of commercial and non-commercial purposes.

**Location:** 4081 Mother Lode Drive, Shingle Springs, CA 95682, **Assessor's Parcel Number:** 090-430-15-100; **Zoning:** C (commercial); **Applicant:** John David Pereira; **Agent:** N/A.

**Note:** Planning Services has made a determination this project is categorically exempt from environmental review. Applicant believes this determination was made pursuant to Sections 15301, 15303, 15304, 15305, or another provision of the California Environmental Quality Act (CEQA) Guidelines.

**Permitting Agency:** The permitting Agency for this project is the El Dorado County Department of Planning Services / Planning Commission, located at 2850 Fairlane Court, Building C, Placerville, CA 95667.

**DEEMED APPROVAL:** Pursuant to the provisions of Government Code Sections 65956, this "project shall be deemed approved if the permitting agency has not acted within 60 days." Written comments may be submitted to the Permitting Agency set forth above.

**Preliminary Approval by State of California:** Applicant has received a Preliminary Review from the California Department of Transportation which states "our staff has determined that the placement of an outdoor advertising display at the referenced location would be considered permissible at this time." Application No. A03-0167.

John David Pereira, Applicant.

10/28/2011

10/31

02534739

APPLICANT COMMENT  
12-0380.H.14

# Mountain Democrat

PROOF OF PUBLICATION

(2015.5 C.C.P.)

STATE OF CALIFORNIA  
County of El Dorado

I am a citizen of the United States and a resident of the County aforesaid; I'm over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am principal clerk of the printer at the Mountain Democrat, 1360 Broadway, a newspaper of general circulation, printed and published Monday, Wednesday, and Friday, in the City of Placerville, County of El Dorado, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court to the County of El Dorado, State of California, under the date of March 7, 1952, Case Number 7258; that the notice, of which the annexed is a printed copy (set in type no smaller than non-pareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

10/31

All in the year 2011

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Placerville, California, this 31<sup>st</sup> day of **OCTOBER, 2011**



Signature

## Proof of Publication of PUBLIC NOTICE

### PUBLIC NOTICE OF APPLICATION FOR SPECIAL USE PERMIT

Notice is hereby given that the following Application for Special Use Permit has been submitted to the El Dorado County Planning Services Department, which Special Use Permit shall be deemed approved if the El Dorado Planning Department Zoning Administrator or Planning Commission fails to take action within 60 days of this Notice. No public hearing has been scheduled as of the date of this Notice.

**Project:** Special Use Permit Application S11-0006/ Coach Lane Billboard Sign. A Special Use Permit application to authorize the installation of an off-site billboard sign measuring 50 feet in height with a sign face measuring 14 feet by 48 feet for a total of 672 square feet of display area for the advertisement of commercial and non-commercial purposes.

**Location:** 3431 Coach Lane, Cameron Park, CA 95682, **Assessor's Parcel Number:** 109-211-03-100; **Zoning:** CP; **Applicant:** John David Pereira; **Agent:** N/A.

**Note:** Planning Services has made a determination this project is categorically exempt from environmental review. Applicant believes this determination was made pursuant to Sections 15301, 15303, 15304, 15305, or another provision of the California Environmental Quality Act (CEQA) Guidelines.

**Permitting Agency:** The permitting Agency for this project is the El Dorado County Department of Planning Services / Planning Commission, located at 2850 Fairlane Court, Building C, Placerville, CA 95667.

**DEEMED APPROVAL:** Pursuant to the provisions of Government Code Sections 65956, this project shall be deemed approved if the permitting agency has not acted within 60 days. Written comments may be submitted to the Permitting Agency set forth above.

**Preliminary Approval by State of California:** Applicant has received a Preliminary Review from the California Department of Transportation which states "our staff has determined that the placement of an outdoor advertising display at the referenced location would be considered permissible at this time." Application No. A03-0166.

John David Pereira, Applicant.  
10/28/2011  
10/31

02534740

APPLICANT COMMENT  
12-0380.H.15

CERTIFICATION OF ~~MAILED~~ APPLICANT COMMENT  
12-0380.H.16



CERTIFICATION OF MAILING

I, JOHN DAVID PEREIRA, declare:

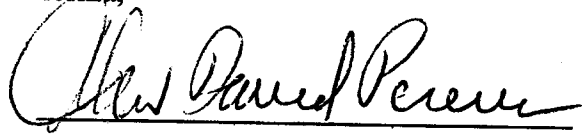
I am an adult over eighteen years of age and the applicant for a Special Use Permits, No. S11-0004 in El Dorado County. On October 31, 2011 I personally caused to be mailed, first class, postage prepaid, a Public Notice of Application for Special Use Permit, for the above-referenced Application, to all persons entitled to notice according to the *attached mailing matrix*.

I placed the document in the envelope, added postage, and personally placed the envelopes in the United States Mail Receptacle at 3161 Cameron Park Drive, Cameron Park, CA.

I am "readily familiar" with the firm's practice of collection and processing correspondence for mailing. It is deposited with the U.S. Postal Service on that same day in ordinary course of business.

I declare under penalty of perjury under federal and state law that the foregoing is true and correct. Executed at Cameron Park, California.

October 31, 2011

A handwritten signature in black ink, reading "John David Pereira", written over a horizontal line.



**APN 09043009**  
**Shingle Springs Area**  
**County of El Dorado**  
**State of California**



**DISCLAIMER**

THIS DEPICTION WAS COMPILED FROM UNVERIFIED PUBLIC AND PRIVATE SOURCES AND IS ILLUSTRATIVE ONLY. NO REPRESENTATION IS MADE AS TO ACCURACY OF THIS INFORMATION. PARCEL BOUNDARIES ARE PARTICULARLY UNRELIABLE. USERS MAKE USE THIS DEPICTION AT THEIR OWN RISK.

**NOTES:**

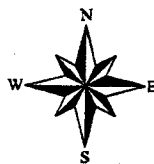
LAYER INFORMATION MAY COVER ADDITIONAL AREAS OUTSIDE OF THE DISPLAYED AREA.

PREPARED AT THE REQUEST OF: Charles Beck, DATE: 10/24/2011

MAP PREPARED BY: Frank Bruyn, DATE: 10/25/2011

G.I.S. PROJECT ID: 5945, RELATED REPORT: Mailing Labels

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION  
 PHONE (530) 621-8511 FAX (530) 626-8731



**Legend**

- APN 09043009
- Parcels Within 500 Feet
- 500 Foot Buffer
- Parcel Base
- Roads

APPLICABLE COMMENT 800 Feet  
 12-0380.H.18  
 MAP PROJECTION: State Plane NAD 1983 California Zone II, feet



991

COOK MARK T 09003111

3021 WOODLEIGH CT

CAMERON PARK, CA 95682

COUNTY OF EL DORADO 09043019

360 FAIR LN

PLACERVILLE, CA 95667

DOUCAKIS JOE J 09043011

4065 FRENCH CREEK DR

SHINGLE SPRINGS, CA 95682

EL DO CNTY BLDRS MARKETPL INC  
09043008

670 B PLEASANT VALLEY RD

DIAMOND SPRINGS, CA 95619

FUSANO CHRISTOPHER G TR 09043009

694 PLEASANT VALLEY RD #6

DIAMOND SPRINGS, CA 95619

GILL BAKHSHISH S 09043024

3201 AQUAMARINE CT

RESCUE, CA 95672

GINNEY MARLON ROGER TR 09043049

%SMITH MALONEY PO BOX 1068

PLACERVILLE, CA 95667

GRISWOLD MARION W TR 09003117

3310 W IDAHO AVE

CHICKASHA, OK 73018

HANCOCK SHERYL L 09046221

4490 RIGEL CT

SHINGLE SPRINGS, CA 95682

HAYDEN RONALD TR 07023010

P O BOX 69

SHINGLE SPRINGS, CA 95682

HAYDEN RONALD TR 07023011

P O BOX 69

SHINGLE SPRINGS, CA 95682

HAYDEN RONALD TR 07023012

P O BOX 69

SHINGLE SPRINGS, CA 95682

HUNT WARREN N III TR 09004021

P O BOX 277670

SACRAMENTO, CA 95827

HUNT WARREN N III TR 09004022

P O BOX 277670

SACRAMENTO, CA 95827

MANCUSO WILLIAM F 09004025

P O BOX 6

ANGELS CAMP, CA 95222

MCCLUNG JEFFREY EDWARD TR  
09043053

480 LIVORNA RD

ALAMO, CA 94507

MCCLUNG JEFFREY EDWARD TR  
09043046

480 LIVORNA RD

ALAMO, CA 94507

NORMAN PARTNERS A CA LLC  
09006017

8601 RANCHWOOD CT

FAIR OAKS, CA 95628

OETTING ARTHUR V TR 09043010

2562 BRYAN WAY

PLACERVILLE, CA 95667

OLIVO NELLO J JR CO TR 09004019

4331 RANCHO RD

CAMERON PARK, CA 95682

OLIVO NELLO J JR CO TR 09004020

4331 RANCHO RD

CAMERON PARK, CA 95682

PACIFIC TELEPHONE &amp; 09043004

140 NEW MONTGOMERY ST

94105

RICKETTS DONOVAN EDWARD TR  
09006015

%5350 MARYBELL LN

SHINGLE SPRINGS, CA 95682

RICKETTS DONOVAN EDWARD TR  
09003113

%5350 MARYBELL LN

SHINGLE SPRINGS, CA 95682

SAC PLACERVILLE TRANS CORRIDOR  
09004040

330 FAIR LANE

PLACERVILLE, CA 95667

SAC PLACERVILLE TRANS CORRIDOR  
09004031

2811 O ST

SACRAMENTO, CA 95812

SAC PLACERVILLE TRANS CORRIDOR  
09004032

2811 O ST

SACRAMENTO, CA 95812

SAC PLACERVILLE TRANS CORRIDOR  
09004026

2811 O ST

SACRAMENTO, CA 95812

SAC PLACERVILLE TRANS CORRIDOR  
09043052

2811 O ST

APPLICANT COMMENT  
SACRAMENTO, CA 9581212-0380.H.19  
Consultez la feuille

www.avery.com



SANDERS CHERYL L 09043005  
3899 LAKE VIEW DR  
SHINGLE SPRINGS, CA 95682

SHINGLE SPRINGS AUTO CENTER  
09003115  
% MEL KELLEY P O BOX 160  
GRIZZLY FLATS, CA 95636

TRI PACIFICA DEVELOPERS LLC  
09004017  
P.O. BOX 1490  
SHINGLE SPRINGS, CA 95682

TRI-PACIFICA DEVELOPERS LLC  
09004018  
P O BOX 1490  
SHINGLE SPRINGS, CA 95682

VELEZ DAVID RAY TR 09004016  
3400 WOODLEIGH LN  
CAMERON PARK, CA 95682

WILLIAMS JOSEPH R TR 09043003  
271 ELECTRIC ST  
AUBURN, CA 95603

*PROJ 5945*

SPECIAL NOTE LIST

Dyana Anderly, AICP  
3484 Chasen Drive  
Cameron Park, CA 95682

Janis & Bill McCarty  
4556 Foothill Drive  
Shingle Springs, CA 95682

David Yancey  
2825 Vista Verde Drive  
Cameron Park, CA 95682

Bill Hughes  
2815 Vista Verde Drive  
Cameron Park, CA 95682

Ted & Gail Duffy  
3844 Ziana Road  
Cameron Park, CA 95682

Daniel Clark  
4920 Kenworth Drive  
Shingle Springs, CA 95682

Robert Nisson  
4260 Maverick Road  
Shingle Springs, CA 95682

Carol and Jeff Sellwood  
P.O. Box 342  
Rescue, CA 95672

Harvey and Linda Hartmann  
Joyous Ann Drive  
Placerville, CA 95667

CERTIFICATION OF MAILING APPLICANT COMMENT  
642-0380.H.22

## CERTIFICATION OF MAILING

I, JOHN DAVID PEREIRA, declare:

I am an adult over eighteen years of age and the applicant for a Special Use Permits, No. S11-0005 in El Dorado County. On October 31, 2011 I personally caused to be mailed, first class, postage prepaid, a Public Notice of Application for Special Use Permit, for the above4-referenced Application, to all persons entitled to notice according to the *attached mailing matrix*.

I placed the document in the envelope, added postage, and personally placed the envelopes in the Unites States Mail Receptacle at 3161 Cameron Park Drive, Cameron Park, CA.

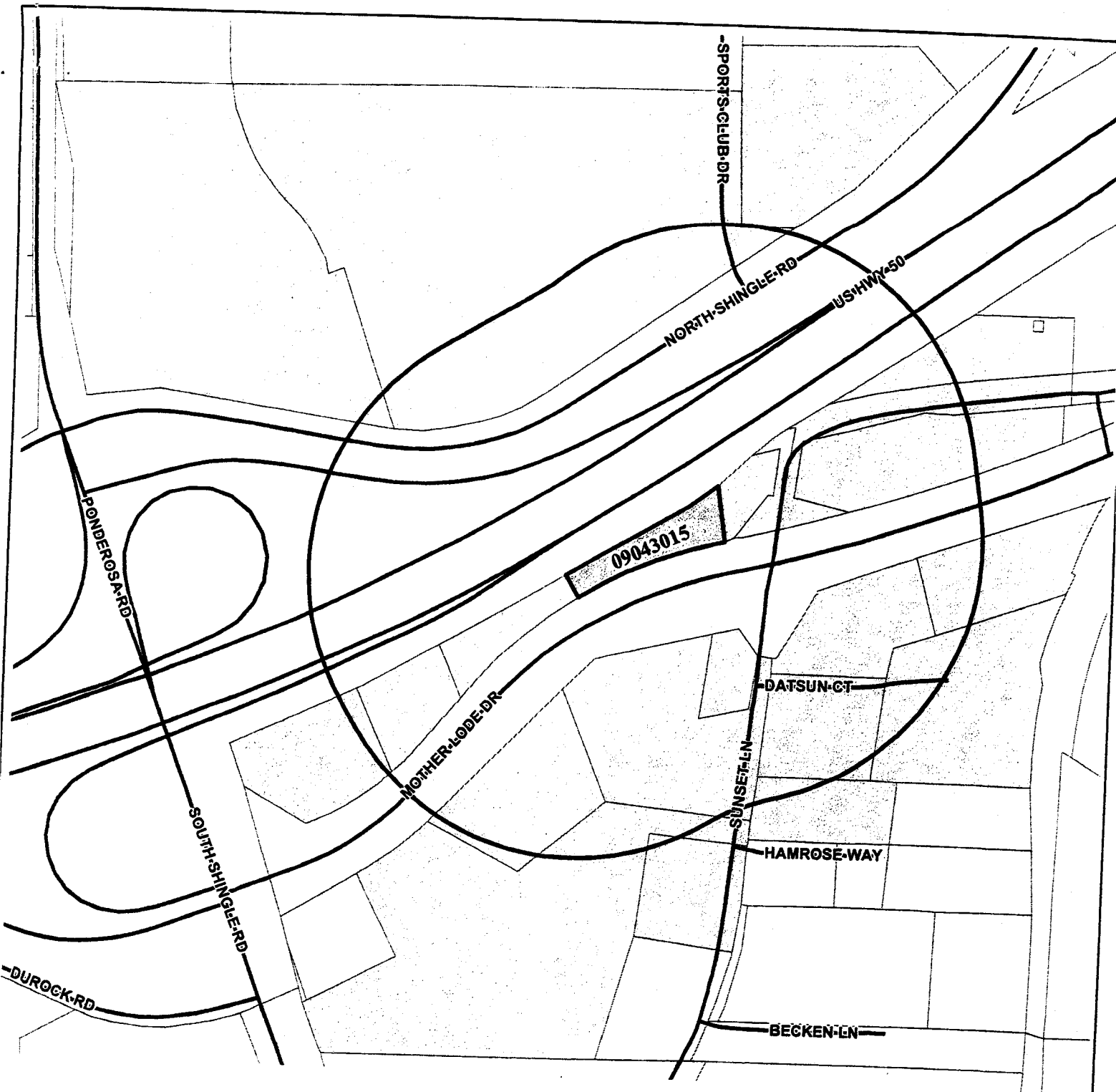
I am "readily familiar" with the firm's practice of collection and processing correspondence for mailing. It is deposited with the U.S. Postal Service on that same day in ordinary course of business.

I declare under penalty of perjury under federal and state law that the foregoing is true and correct. Executed at Cameron Park, California,

October 31, 2011



John David Pereira



**APN 09043015**  
**Shingle Springs Area**  
**County of El Dorado**  
**State of California**

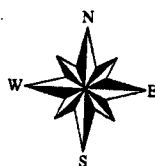


DISCLAIMER  
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NOTES:  
 ADJACENT INFORMATION MAY COVER ADDITIONAL AREAS OUTSIDE OF THE DISPLAYED AREA.  
 PREPARED AT THE REQUEST OF: Charles Beck, DATE: 10/24/2011

MAP PREPARED BY: Frank Bruyn, DATE: 10/25/2011  
 I.S. PROJECT ID: 5943, RELATED REPORT: Mailing Labels

DORADO COUNTY SURVEYOR/G.I.S. DIVISION  
 PHONE (530) 821-6511 FAX (530) 828-8731



**Legend**

- APN 09043015
- Parcels Within 500 Feet
- 500 Foot Buffer
- Parcel Base
- Roads

APPLICANT COMMENT

12038191-200 400 Feet





AYALA LEOPOLDO R TR 09043015  
1009 SUNSET DR  
ROSEVILLE, CA 95678

BRUGGER KAREN SUCC CO TR  
09043043  
5840 BUMPER RD  
EL DORADO, CA 95623

GOLD COUNTRY BAPTIST CHURCH  
07023020  
P O BOX 768  
SHINGLE SPRINGS, CA 95682

KIDDER JAMES R TR 09043039  
4068 MOTHER LODE DR STE C  
SHINGLE SPRINGS, CA 95682

MCCLUNG JEFFREY EDWARD TR  
09043027  
480 LIVORNA RD  
ALAMO, CA 94507

SANTANGELO TENIA MARIAN TR  
09043030  
3551 POACHING LN  
RESCUE, CA 95672

WARDLAW GARY A TR 09043038  
4070 MOTHERLODE DR  
SHINGLE SPRINGS, CA 95682

WILSON FAMILY PARTNERS 07027020  
8585 MORTENSON LN  
FAIR OAKS, CA 95628

BRUGGER KAREN SUCC CO TR  
09043044  
5840 BUMPER RD  
EL DORADO, CA 95623

EL DORADO CNTY BRD OF REALTORS  
09043020  
PO BOX 627  
SHINGLE SPRINGS, CA 95682

KIDDER JAMES R TR 09043012  
4068 MOTHER LODE DR STE C  
SHINGLE SPRINGS, CA 95682

LEE MICHAEL W TR 09043029  
1930 SHOREVIEW DR  
EL DORADO HILLS, CA 95762

MONTALBANO JOSEPH A TR 09043058  
1040 WOODLAND DR  
HILLSBOROUGH, CA 94010

SHORTES STEPHEN E 09043014  
P O BOX 1310  
SHINGLE SPRINGS, CA 95682

WEINER NANCY SUCC TR 09043016  
P O BOX 736  
SHINGLE SPRINGS, CA 95682

BRUGGER KAREN SUCC CO TR  
09043001  
5840 BUMPER RD  
EL DORADO, CA 95623

FREELAND CHARLES TR 09043031  
2641 OLD MEDER RD  
RESCUE, CA 95672

KIDDER JAMES R TR 09043013  
4068 MOTHER LODE DR STE C  
SHINGLE SPRINGS, CA 95682

LEES FEED & WESTERN STORE  
09043028  
P O BOX 550  
SHINGLE SPRINGS, CA 95682

PREMIERWEST BANK 07027029  
400 CAPITAL MALL STE 2350  
SACRAMENTO, CA 95814

WARDLAW GARY A TR 09043036  
4070 MOTHERLODE DR  
SHINGLE SPRINGS, CA 95682

WEINER NANCY TR SUCC TR 09043017  
P O BOX 736  
SHINGLE SPRINGS, CA 95682

*RAW 5943*

MEMORANDUM LIST

Dyana Anderly, AICP  
3484 Chasen Drive  
Cameron Park, CA 95682

Janis & Bill McCarty  
4556 Foothill Drive  
Shingle Springs, CA 95682

David Yancey  
2825 Vista Verde Drive  
Cameron Park, CA 95682

Bill Hughes  
2815 Vista Verde Drive  
Cameron Park, CA 95682

Ted & Gail Duffy  
3844 Ziana Road  
Cameron Park, CA 95682

Daniel Clark  
4920 Kenworth Drive  
Shingle Springs, CA 95682

Robert Nisson  
4260 Maverick Road  
Shingle Springs, CA 95682

Carol and Jeff Sellwood  
P.O. Box 342  
Rescue, CA 95672

Harvey and Linda Hartmann  
Joyous Ann Drive  
Placerville, CA 95667

CERTIFICATION OF MAILING

APPLICANT COMMENT

12-0380.H.27

511-00016

CERTIFICATION OF MAILING

I, JOHN DAVID PEREIRA, declare:

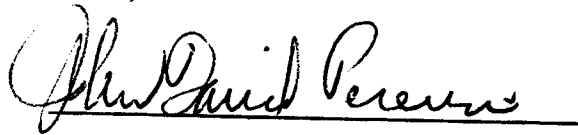
I am an adult over eighteen years of age and the applicant for a Special Use Permits, No. S11-0006 in El Dorado County. On October 31, 2011 I personally caused to be mailed, first class, postage prepaid, a Public Notice of Application for Special Use Permit, for the above4-referenced Application, to all persons entitled to notice according to the *attached mailing matrix*.

I placed the document in the envelope, added postage, and personally placed the envelopes in the Unites States Mail Receptacle at 3161 Cameron Park Drive, Cameron Park, CA.

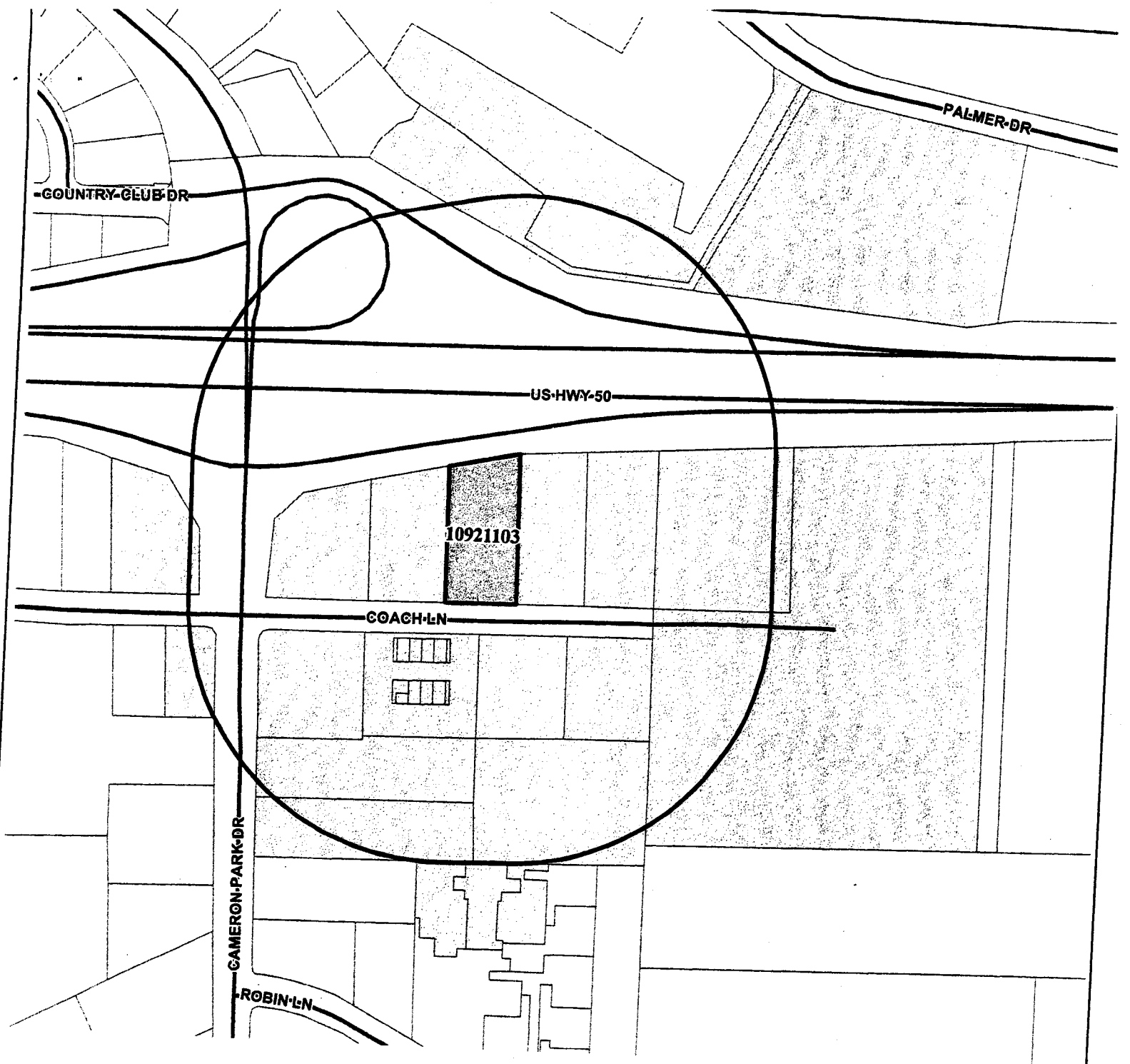
I am "readily familiar" with the firm's practice of collection and processing correspondence for mailing. It is deposited with the U.S. Postal Service on that same day in ordinary course of business.

I declare under penalty of perjury under federal and state law that the foregoing is true and correct. Executed at Cameron Park, California,

October 31, 2011



John David Pereira

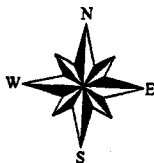


**APN 10921103**  
**Cameron Park Area**  
**County of El Dorado**  
**State of California**



**Legend**

- ~ Roads
- 500 Foot Buffer
- APN 10921103
- Parcel Base
- Parcels Within 500 Feet



**APPLICANT COMMENT**

12-0380.H.29

MAP PROJECTION: State Plane NAD 1983 California Zone II Feet

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**NOTES:**  
 OTHER INFORMATION MAY COVER ADDITIONAL AREAS OUTSIDE OF THE DISPLAYED AREA.  
 PREPARED AT THE REQUEST OF: Charles Beck, DATE: 10/24/2011  
 MAP PREPARED BY: Frank Bruyn, DATE: 10/25/2011

PROJECT ID: 5944, RELATED REPORT: Mailing Labels  
 DORADO COUNTY SURVEYOR/G.I.S. DIVISION  
 PHONE (530) 621-8511 FAX (530) 628-8731

AMERICAN PETROLEUM A CA LLC  
10921201  
P O BOX 1096  
CARMICHAEL, CA 95609

BROWN JEAN R TR 10926103  
1400 W WASHINGTON ST #104-114  
SEQUIM, WA 98382

GAMCO PROPERTIES LLC 10921202  
% 1099 TERRA NOBLE WY  
SAN JOSE, CA 95132

JAMES PATRICIA A TR 10921203  
549 SANTA BARBARA RD  
BERKELEY, CA 94707

MEYER JOHN K & CATHERINE C  
10926108  
2936 MELODY LN  
CAMINO, CA 95709

NORWEL INC 10921216  
8104 BRACKEN PL SE  
SNOQUALMIE, WA 98065

PIZER RONALD J 10927104  
4115 TALLADEGA DR  
SPARKS, NV 89436

PIZER RONALD J 10927103  
4115 TALLADEGA DR  
SPARKS, NV 89436

READE JOSEPH 10927106  
5151 HIGHCREST DR  
CAMERON PARK, CA 95682

SHANNAHAN PATRICK E 10926102  
3420 COACH LN #5  
CAMERON PARK, CA 95682

ATWOOD JANET L TR 10923002  
7071 GREEN VALLEY ROAD  
PLACERVILLE, CA 95667

CHEVRON USA INC 10920107  
%TX DPT P O BOX 285  
HOUSTON, TX 77001

HARNDEN JACK D TR 10927108  
P O BOX 414  
SHINGLE SPRINGS, CA 95682

KOUTSOS MICHAEL 10921102  
3421 COACH LN  
CAMERON PARK, CA 95682

MILLER FLOYD A TR 10926105  
5110 RESERVATION RD  
PLACERVILLE, CA 95667

OTT FRED M TR 10926104  
P O BOX 992  
SHINGLE SPRINGS, CA 95682

PIZER RONALD J 10927102  
4115 TALLADEGA DR  
SPARKS, NV 89436

RA2 CAMERON PARK LLC 08345611  
1 CVS DRIVE  
WOONSOCKET, RI 02895

READE JOSEPH 10927105  
5151 HIGHCREST DR  
CAMERON PARK, CA 95682

SHARMA VINOD K 10923001  
344 LISTOWE DR  
FOLSOM, CA 95630



BEST/SCV CAMERON PARK PTSP  
08345612

2580 SIERRA BLVD #E  
SACRAMENTO, CA 95825

EL DORADO S & L ASSN 10920302  
P O BOX 1208  
PLACERVILLE, CA 95667

HARNDEN JACK D TR 10926107  
P O BOX 414  
SHINGLE SPRINGS, CA 95682

MAVIS GEOFFREY O TR 10921215  
%RASH P O BOX 260888 #7661  
PLANO, TX 75026

NAKASH ENTERPRISES A CA LLC  
10921101  
41805 ALBRAE ST 2ND FLR  
FREMONT, CA 94538

PATEL ABDUL RASHID TR 10921214  
1812 POLK ST  
CONCORD, CA 94521

PIZER RONALD J 10927101  
4115 TALLADEGA DR  
SPARKS, NV 89436

RAMIREZ CARLOS JR 10926106  
3420 COACH LN #2  
CAMERON PARK, CA 95682

ROECA DOUGLAS R TR 10921105  
3062 CEDAR RAVINE RD  
PLACERVILLE, CA 95667

SMITH & GABBERT INC 08345602  
3450 PALMER DR #4303  
CAMERON PARK, CA 95682

APPLICANT COMMENT

12-0380 H.30  
Consultez la feuille

www.avery.com

DICTIONARY LIST  
Dyana Anderly, AICP  
3484 Chasen Drive  
Cameron Park, CA 95682

Janis & Bill McCarty  
4556 Foothill Drive  
Shingle Springs, CA 95682

David Yancey  
2825 Vista Verde Drive  
Cameron Park, CA 95682

Bill Hughes  
2815 Vista Verde Drive  
Cameron Park, CA 95682

Ted & Gail Duffy  
3844 Ziana Road  
Cameron Park, CA 95682

Daniel Clark  
4920 Kenworth Drive  
Shingle Springs, CA 95682

Robert Nisson  
4260 Maverick Road  
Shingle Springs, CA 95682

Carol and Jeff Sellwood  
P.O. Box 342  
Rescue, CA 95672

Harvey and Linda Hartmann  
Joyous Ann Drive  
Placerville, CA 95667

SPEAKE WILLIAM GUY TR 10927107  
601 TARAYA COURT  
CAMERON PARK, CA 95682

TAYLOR JAMES W 10921103  
3400 CAMERON PARK DR  
CAMERON PARK, CA 95682

THOMPSON RONALD L 10921104  
1500 MADDEN LN  
PLACERVILLE, CA 95667

WILCOX MICHAEL A 10926101  
3420 COACH LN #6  
CAMERON PARK, CA 95682

WOODBURY KEVIN E 10949007  
5101 FLORIN PERKINS RD  
SACRAMENTO, CA 95826

WOODBURY KEVIN E 10949008  
5101 FLORIN PERKINS RD  
SACRAMENTO, CA 95826

WOODBURY KEVIN E 10949006  
5101 FLORIN PERKINS RD  
SACRAMENTO, CA 95826

*PROJ 5944*



# Photo Rendering - Coach Lane Off-Premise Sign - East Face

Applicant-submitted 4 pages (Distributed at meeting) PC 2/23/12 #10.d



Photo Rendering - Coach Lane Off-Premise Sign - East Face



Photo Rendering - Coach Lane Off-Premise Sign - West Face

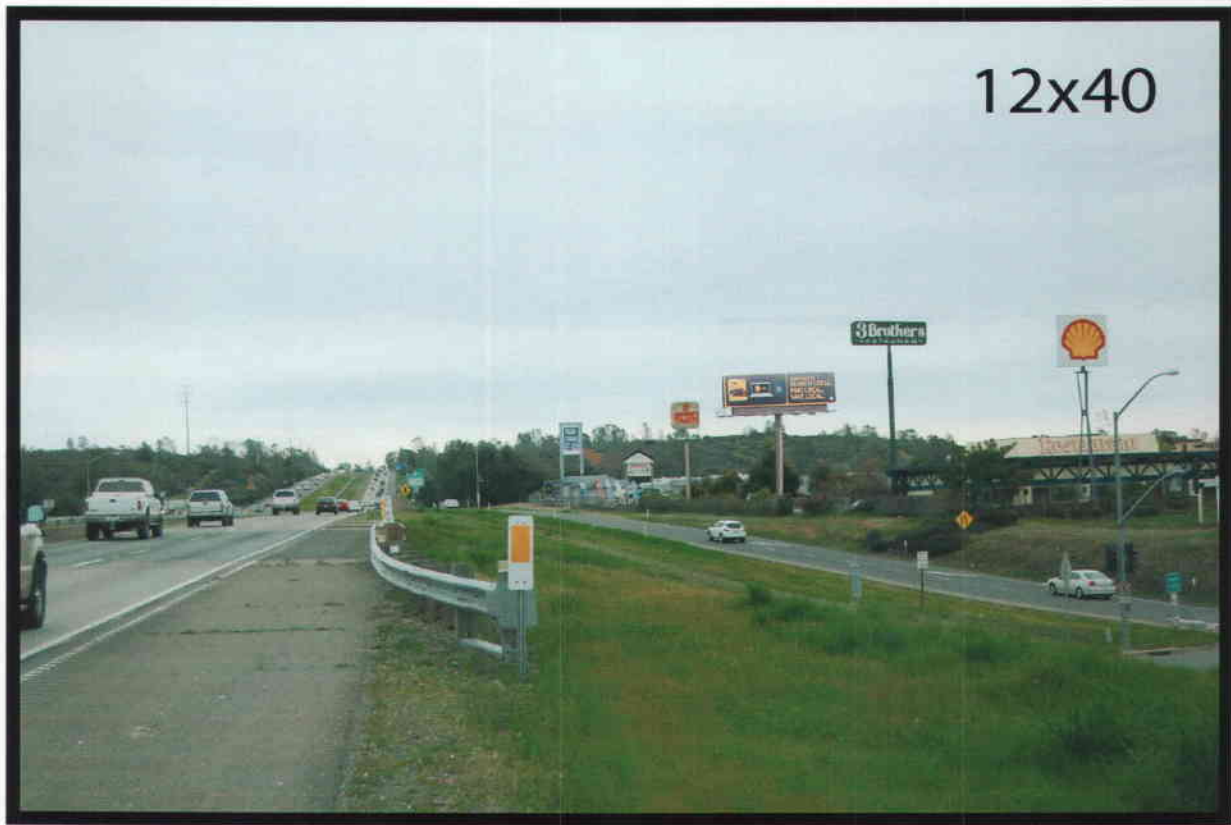


Photo Rendering - Coach Lane Off-Premise Sign - West Face



Photo Rendering - Coach Lane Off-Premise Sign - South View

(Distributed at  
meeting)  
Applicant- submitted

PC 2/23/12  
#10.d

