

# Mountain Democrat

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

STATE OF CALIFORNIA  
County of El Dorado

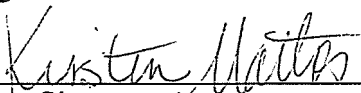
I am a citizen of the United States and a resident of the County aforesaid; I'm over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am principal clerk of the printer at the Mountain Democrat, 2889 Ray Lawyer Drive, a newspaper of general circulation, printed 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:

04/13

All in the year 2015.

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

Dated at Placerville, California, this 14<sup>th</sup> day of APRIL, 2015

  
Signature

## Proof of Publication of NOTICE OF PUBLIC HEARING

### 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 May 14, 2015, at 8:30 a.m., to consider the following: Five-Year Review-Special Use Permit S00-0007-R-2/North El Dorado Hills submitted by T-Mobile Wireless (Agent: Karen Liener/Landmark Wireless, LLC) for a five-year review of an existing cellular telecommunications facility. The property, identified by Assessor's Parcel Number 125-100-06, consisting of 3.43 acres, is located at Stephen Harris Park on the west side of Tam O'Shanter Drive, approximately 200 feet north of the intersection with Brookline Circle, in the El Dorado Hills area, Supervisorial District 1. [Project Planner: Jennifer Franich] (Exemption pursuant to Section 15061(b)(3) of the CEQA Guidelines)\*\*

Five-Year Review-Special Use Permit S04-0050-R/Fresh Pond Monopine submitted by SBA Communications Corporation (Agent: Jacob Hamilton/Virtual Site Walk, LLC) for a five-year review of an existing cellular telecommunications facility. The property, identified by Assessor's Parcel Number 009-640-03, consisting of 14.19 acres, is located on the north side of Twin Mountain Road, approximately one-half mile southeast of the intersection with US Highway 50 and Twin Mountain Road, in the Pollock Pines area, Supervisorial District 2. [Project Planner: Jennifer Franich] (Exemption pursuant to Section 15061(b)(3) of the CEQA Guidelines)\*\*

Five-Year Review-Special Use Permit S09-0015-R/New Coloma Monopine submitted by SBA Communications Corporation (Agent: Jacob Hamilton/Virtual Site Walk, LLC) for a five-year review of an existing cellular telecommunications facility. The property, identified by Assessor's Parcel Number 088-420-06, consisting of 5 acres, is located on the south side of Sagebrush Road, approximately 389 feet east of the intersection with Tara View Road, in the Coloma area, Supervisorial District 4. [Project Planner: Jennifer Franich] (Exemption pursuant to Section 15061(b)(3) of the CEQA Guidelines)\*\*

Special Use Permit S10-0011/David Girard Vineyards submitted by David Girard to allow up to 100 special events per year, including, but not limited to, weddings, charitable events, and live music, for up to 320 guests per event on two adjacent parcels at the David Girard Winery. The property, identified by Assessor's Parcel Numbers 089-030-23 and 089-030-24, consisting of 41.52 and 20 acres, respectively, is located on the east side of Cold Springs Road at the intersection with Thompson Hill Road, in the Gold Hill area, Supervisorial District 4. [Project Planner: Joseph Prutch] (Mitigated Negative Declaration prepared)\*\*

Rezone Z14-0011/Planned Development PD14-0009/Special Use Permit Revision S94-0002-R/Green Valley Mortuary and Cemetery submitted by Paul Phipps and Dennis Hamilton (Agent: Greg Baldersee/GBS Architecture, Inc.) to request the following: (1) Rezone the approximately 7-acre portion of the 8.6-acre lot from One-Acre Residential (R1A) to One-Acre Residential-Planned Development (R1A-PD); (2) Development plan to allow for design flexibility in the development standards of the One-Acre Residential zone to allow encroachment into the required front yard setback for the proposed addition and to legitimize the existing porte cochere; and (3) A special use permit revision to allow alteration of the existing mortuary chapel, crematory, and administration structure; alteration of existing monument sign; a 3,604 square-foot addition including reception center, kitchen, dressing room, two unisex ADA compliant bathrooms, storage, office, vestibule, and 1,712 square-foot covered patio; and reconfiguring of the required parking. The property, identified by Assessor's Parcel Number 102-030-28, consisting of 8.6 acres, is located on the west side of Alexandrite Drive at the intersection with Green Valley Road in the Rescue Area, Supervisorial District 4. [Project Planner: Rob Peters] (Categorical Exemption pursuant to Section 15301(e)(2) of the CEQA Guidelines)\*\*

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 Community Development Agency, Development Services Division-Planning Services, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: [planning@edcgov.us](mailto: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 Community Development Agency, Development Services Division-Planning Services, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at <http://edcapps.edcgov.us/Planning/ProjectInquiry.asp>. 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 April 14, 2015, and ending May 13, 2015.

\*\*This project is exempt from the California Environmental Quality Act (CEQA) pursuant to the above-referenced section, and it is not subject to any further environmental review.

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  
April 13, 2015  
4/13

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