

# Mountain Democrat

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

## Proof of Publication of NOTICE OF PUBLIC HEARING

STATE OF CALIFORNIA  
County of El Dorado

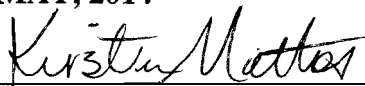
I am a citizen of the United States and a resident of the County aforesaid; I'm over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am principal clerk of the printer at the Mountain Democrat, 2889 Ray Lawyer Drive, a newspaper of general circulation, printed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

05/26

All in the year 2014.

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

Dated at Placerville, California, this 27<sup>th</sup> day  
Of MAY, 2014



Signature

### 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 June 26, 2014, at 8:30 a.m., to consider the following: Special Use Permit S13-0014/AT&T Silva Valley Parkway Cellular Site (Mono-Oak) submitted by AT&T MOBILITY to allow the construction of a wireless telecommunication facility consisting of a 65-foot mono-oak tower with 12 panel antennas, 2 microwave dishes, equipment shelter and related ground equipment. The property, identified by Assessor's Parcel Number 121-190-35, consisting of 3.2 acres, is located approximately 250 feet north of the end of Cabrito Drive and approximately 700 feet east of Silva Valley Parkway, in the Serrano El Dorado Hills Specific Plan area, Supervisorial District 1. [Project Planner: Joe Prutch] (Negative Declaration prepared)\*

Special Use Permit S13-0010/Salmon Falls Ranch Trail and Trailhead Facility submitted by AMERICAN RIVER CONSERVANCY to request a parking area, trailhead facility, and a trail system. The property, identified by Assessor's Parcel Numbers 104-060-48 and 104-060-07, consisting of 196.36 acres, is located on the east side of Salmon Falls Road, approximately one-fourth mile north of the Salmon Falls Bridge, in the Pilot Hill area, Supervisorial District 4. [Project Planner: Aaron Mount] (Negative Declaration prepared)\*

General Plan Amendment A14-0001/Rezone Z14-0001/Specific Plan Revision SP86-0002-R/Planned Development Revision PD94-0004-R-2/El Dorado Hills Apartments submitted by ALEXANDRO ECONOMOU/SPANOS CORPORATION for the following: (1) General Plan Amendment adding a new policy under Objective 2.2.6 (Site Specific Policy Section) increasing the maximum residential density allowed in the General Plan from 24 dwelling units/acre to a maximum of 55 dwelling units/acre for the 4.565 acre site within the Town Center East Planned Development area identified as Assessor's Parcel Numbers 121-290-80, 121-290-61, and 121-290-62; (2) El Dorado Hills Specific Plan Amendment incorporating multifamily residential use, density, and related standards for the project site. Subject site would be designated as "Urban Infill Residential" within the Village T area of the El Dorado Hills Specific Plan; (3) Rezone of project site from General Commercial-Planned Development (CG-PD) to Multifamily Residential-Planned Development (RM-PD) and revisions to the RM-zone district development standards applicable to the proposed 250-unit apartment complex; and (4) Revision to the approved Town Center East Development Plan incorporating multifamily residential use, density, and related design and development standards for the proposed 250-unit apartment complex within Planning Area 2 of the Town Center East Development Plan. The proposed apartment complex would be contained in a 60-foot-tall, up to a maximum of five stories, apartment building and a 5-tier, 60-foot tall parking structure and other amenities. The property, identified by Assessor's Parcel Numbers 121-290-60, 121-290-61, 121-290-62, consisting of 4.56 acres, is located on the northwest corner of Town Center Blvd and Vine Street, within the Town Center East Commercial Center in El Dorado Hills, Supervisorial District 1. [Project Planner: Mel Pabalinas] (Subsequent Mitigated Negative declaration prepared)\*

The draft mitigated negative declaration addresses environmental issues including Aesthetic/Visual, Air Quality, Biological Resources, Drainage/Absorption, Geologic/Seismic, Noise, Population/Housing Balance, Public Services/Facilities, Recreation/Parks, Sewer Capacity, Soil Erosion/Compaction/Grading, Solid Waste, Traffic/Circulation, Vegetation, Water Quality, Water Supply/Groundwater, Growth Inducing, Land Use, and Cumulative Effects. No hazard-

ous waste sites are located within the vicinity of the project. Mitigation has been identified which would reduce potentially significant impacts to a level of insignificance.

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 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 Planning Services, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at <http://edcaapps.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 May 27, 2014, and ending June 25, 2014.

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  
May 26, 2014  
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