

# Mountain Democrat

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

## Proof of Publication 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:

4/22

All in the year 2019

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

Dated at Placerville, California, on this 22<sup>nd</sup> day of APRIL, 2019

*Allison Rains*

Allison Rains

### 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 23, 2019, at 8:30 a.m., to consider the following: Conditional Use Permit CUP19-0001/Pat Dorado Co-location submitted by VERIZON WIRELESS (Agent: On Air, LLC) to allow the construction and operation of a wireless communication facility co-located on an existing hose tower at the El Dorado Hills County Water District Fire Station 85. The property, identified by Assessor's Parcel Number 121-040-25, consisting of 3.209 acres, is located on the southeast side of the intersection of Wilson Boulevard and El Dorado Hills Boulevard, in the El Dorado Hills area, Supervisorial District 1. (County Planner: Emma Carrico) (Categorical Exemption pursuant to Section 15301(b) of the CEQA Guidelines)\*\*

Conditional Use Permit CUP18-0007/AT&T Gold Hill-Coloma submitted by AT&T MOBILITY (Agent: Complete Wireless) to allow the construction and operation of a 115-foot high stealth mono-broadband wireless communication facility, enclosed walk-in equipment shelter and emergency backup generator within a 50-foot by 50-foot leased area. The property, identified by Assessor's Parcel Number 089-010-75, consisting of 50 acres, is located approximately 1,500 feet north of Thompson Hill Road near the intersection with Los Robles Road, in the Gold Hill/Coloma area, Supervisorial District 4. (County Planner: Tom Purciel) (Mitigated Negative Declaration prepared)\*\*

Conditional Use Permit CUP18-0009/El Dorado Senior Resort submitted by JIM DAVIES to allow for the construction and operation of a senior living development consisting of a 74-unit assisted living/memory care facility; a 64-unit independent apartment complex with club house; nine single family attached homes; one 5,000 square foot commercial building (2-story); one 2,500 square foot commercial building (2-story); approximately 30 percent open and recreational space; 228 parking spaces of which 128 will be underground; and both wall and monument signage. The property, identified by Assessor's Parcel Numbers 331-221-30 and 331-221-32, consisting of 8.2 acres, is located on the south side of Pleasant Valley Road, approximately 600 feet west of the intersection with Koki Lane, in the El Dorado area, Supervisorial District 3. (County Planner: Eren Sanchez) (Mitigated Negative Declaration prepared)\*\* The draft mitigated negative declaration for CUP18-0009 addresses environmental issues including: Aesthetic/Visual; Agricultural Land; Air Quality; Archeological/Historical; Biological Resources; Drainage/Absorption; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services/Facilities; Recreation/Parks;

Schools/Universities, Sewer Capacity, Soil Erosion/Compaction/Grading, Solid Waste, Toxic/Hazardous, Traffic/Circulation, Vegetation, Water Quality, Water Supply/Groundwater, Wetland/Riparian, Growth Inducement, Land Use, and Cumulative Effects. No hazardous 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 and Building Department, 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 and Building Department, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at <https://edcgov.trakit.net/eTRAKIT/Search/project.aspx> by typing the first word of the project name in the search box. 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 23, 2019, and ending May 22, 2019.

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  
TIFFANY SCHMID, Executive Secretary  
April 22, 2019  
4/22 6298