

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

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 is 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.

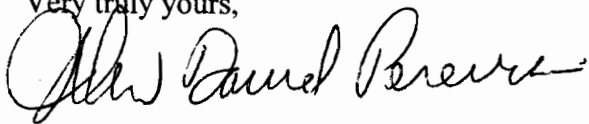
Regardless of what hearing transpires in the future, I will be demanding full payment for this damage and my attorney's fees incurred in bringing this matter to a successful conclusion. I also intend to file against County for Declaratory Relief that it's permit process (and procedure for CEQA "determination) 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 30th, the damages will begin.

Very truly yours,

A handwritten signature in black ink that reads "John David Pereira". The signature is written in a cursive style with a large initial "J" and a long horizontal stroke at the end.

John David Pereira

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

Application Status (3)

APPLICANT COMMENT
12.0368/H.8

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APPLICATION STATUS

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

*Select Another
List of Projects*

Project	S 11 0004 - SUNSET LANE BILLBOARD SIGN		
Project Type	SPECIAL USE PERMIT	Status: [Definitions]	PROCESSING
Planner	AARON MOUNT	District Supervisor:	RON BRIGGS
Plan Area	SHINGLE SPRINGS	CEQA Determination:	CEQA Exempt
Number of Lots		Vicinity Map:	Not Available at this time
Project Description	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.		
Project Location	ON THE N SIDE OF SUNSET LANE 600 FEET E OF THE INTERSECTION WITH MOTHER LODE DRIVE IN THE SHINGLE SPRINGS AREA.		
Situs	4241 SUNSET LN		
APN(s)	090-430-09-100		
Related Projects			
Related Documents:			

18578

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

*Select Another
List of Projects*

Project	S 11 0005 - MOTHER LODE DRIVE BILLBOARD		
Project Type	SPECIAL USE PERMIT	Status: [Definitions]	PROCESSING
Planner	AARON MOUNT	District Supervisor:	RON BRIGGS
Plan Area	SHINGLE SPRINGS	CEQA Determination:	CEQA Exempt
Number of Lots		Vicinity Map:	Not Available at this time
Project Description	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.		
Project Location	ON THE N SIDE OF MOTHER LODE DR 1000 FT E OF THE INTERSECTION WITH PONDEROSA RD IN THE SHINGLE SPRINGS AREA.		
Situs	4081 MOTHER LODE DR		
APN(s)	090-430-15-100		
Related Projects			
Related Documents:			

18579

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

*Select Another
List of Projects*

Project	S 11 0006 - COACH LANE BILLBOARD SIGN		
Project Type	SPECIAL USE PERMIT	Status: [Definitions]	PROCESSING
Planner	AARON MOUNT	District Supervisor:	RAY NUTTING
Plan Area	CAMERON PARK	CEQA Determination:	CEQA Exempt
Number of Lots		Vicinity Map:	Not Available at this time
Project Description	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.		
Project Location	ON THE N SIDE OF COACH LANE 400 FT E OF THE INTERSECTION WITH CAMERON PARK DR IN THE CAMERON PARK AREA.		
Situs	3431 COACH LN		
APN(s)	109-211-03-100		
Related Projects			
Related Documents:			

18580

Proof of Publication (120368.H12)

APPLICANT COMMENT

Mountain Democrat

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

STATE OF CALIFORNIA
County of El Dorado

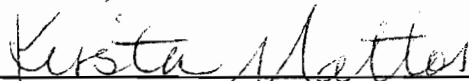
I am a citizen of the United States and a resident of the County aforesaid; I'm over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am principal clerk of the printer at the Mountain Democrat, 1360 Broadway, a newspaper of general circulation, printed and published 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 31st 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 95682, **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
12.0368.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 31st 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
12.0368.H.14

Mountain Democrat

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

STATE OF CALIFORNIA
County of El Dorado

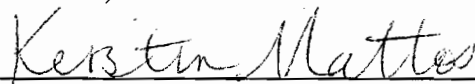
I am a citizen of the United States and a resident of the County aforesaid; I'm over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am principal clerk of the printer at the Mountain Democrat, 1360 Broadway, a newspaper of general circulation, printed and published 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 31st 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
12.0368.H.15

CERTIFICATION OF ~~MATELINO~~ APPLICANT COMMENT
12.0368.H.16

CERTIFICATION OF MAILING

I, JOHN DAVID PEREIRA, declare:

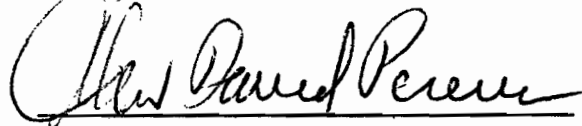
I am an adult over eighteen years of age and the applicant for a Special Use Permits, No. S11-0004 in El Dorado County. On October 31, 2011 I personally caused to be mailed, first class, postage prepaid, a Public Notice of Application for Special Use Permit, for the above-referenced Application, to all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



Legend

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

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:

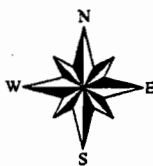
LAYER INFORMATION MAY COVER ADDITIONAL AREAS OUTSIDE OF THE DISPLAYED AREA.

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



APPLICANT COMMENT 800 Feet

12.0368.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 & 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
SACRAMENTO, CA 95812

APPLICANT COMMENT



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
#2.0368.H.22

CERTIFICATION OF MAILING

I, JOHN DAVID PEREIRA, declare:

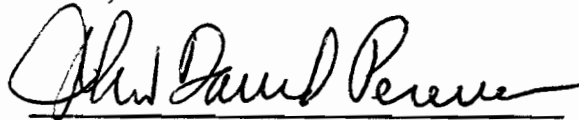
I am an adult over eighteen years of age and the applicant for a Special Use Permits, No. S11-0005 in El Dorado County. On October 31, 2011 I personally caused to be mailed, first class, postage prepaid, a Public Notice of Application for Special Use Permit, for the above4-referenced Application, to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

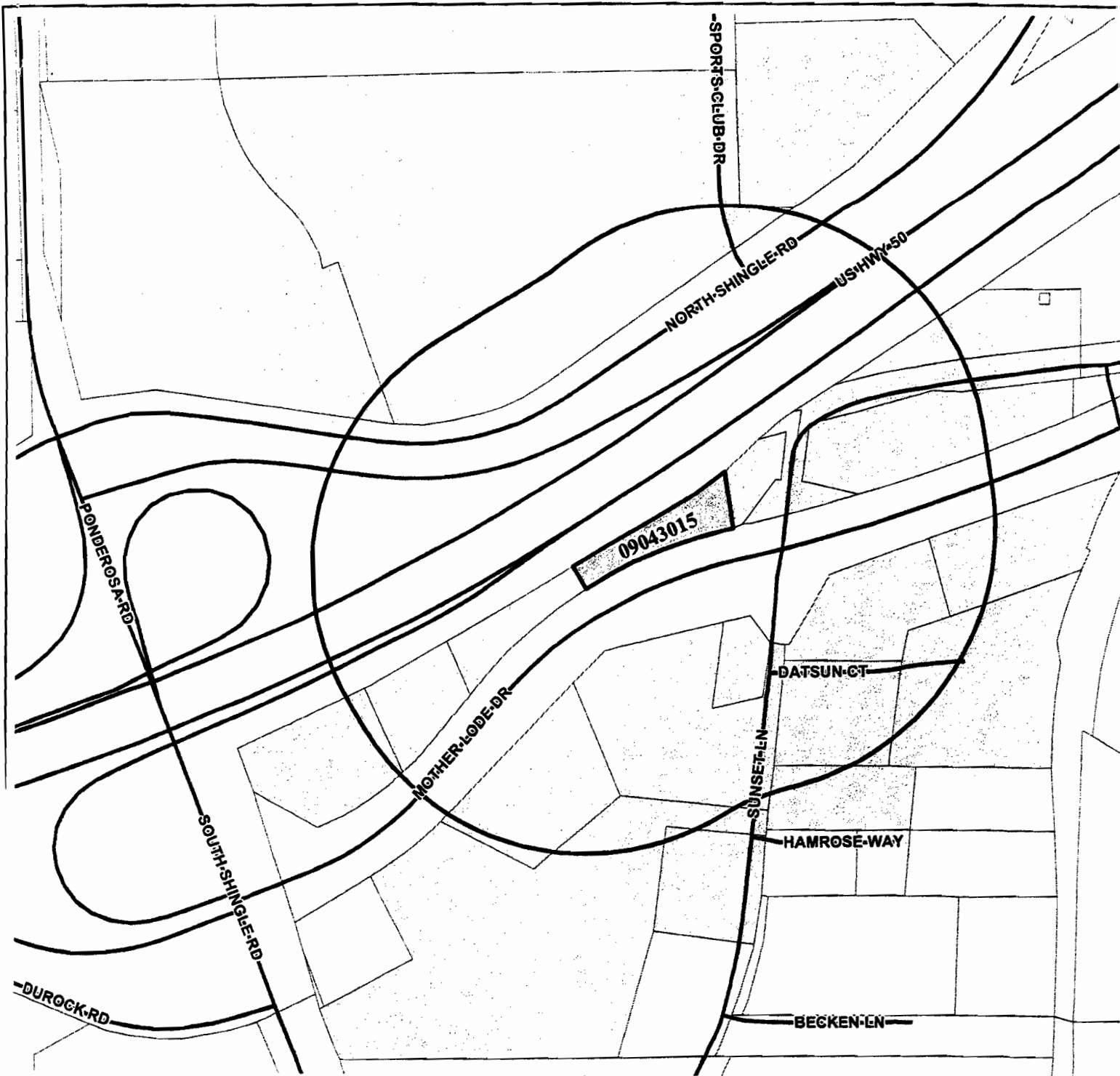
I am "readily familiar" with the firm's practice of collection and processing correspondence for mailing. It is deposited with the U.S. Postal Service on that same day in ordinary course of business.

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

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:

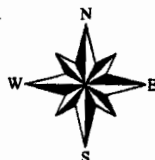
ADDITIONAL INFORMATION MAY COVER ADDITIONAL AREAS OUTSIDE OF THE DISPLAYED AREA.

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

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

PROJECT ID: 5943, RELATED REPORT: Mailing Labels

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
 10000 W. STATE ST., SUITE 100, COLTON, CA 95926



Legend

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

APPLICANT COMMENT
 12.03.2011 12:24
 0 100 200 400 Feet



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

RAW 5943

GENERAL 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

SIL-000A

APPLICANT COMMENT

12.0368.H.27

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*.

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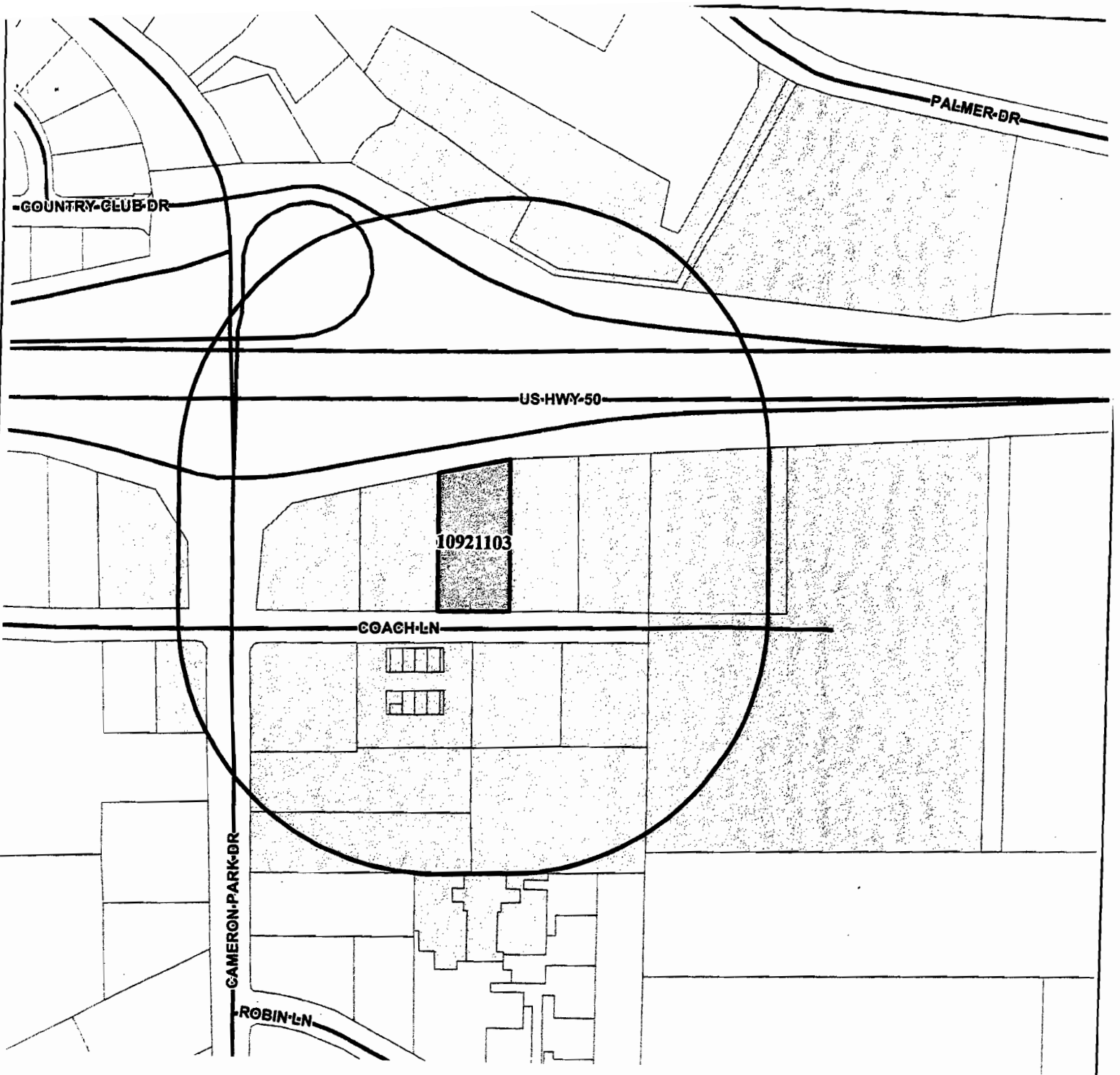
I am "readily familiar" with the firm's practice of collection and processing correspondence for mailing. It is deposited with the U.S. Postal Service on that same day in ordinary course of business.

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**



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:
ADDITIONAL 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



Legend

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

0 100 200 400 Feet
APPLICANT COMMENT

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

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