

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:

9/25

All in the year 2017

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

Dated at Placerville, California, on this 25th day of SEPTEMBER, 2017

Mignon Rains
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 October 26, 2017, at 8:30 a.m., to consider the following: Tentative Subdivision Map TM16-1529/Southpointe Meadows submitted by HAMD KANAAN and ZAINA ALMASRI (Agent: CNA Engineering) to create a subdivision of seven single family residential lots ranging in size from 1 to 1.3 acres. The property, identified by Assessor's Parcel Number 110-450-07, consisting of 8.04 acres, is located on the east side of Castec Way, approximately 1,200 feet east of the intersection with Lakehills Drive, in the El Dorado Hills area, Supervisor District 1. (County Planner: Evan Mattes) (Mitigated Negative Declaration prepared)*

Conditional Use Permit S17-0005/Cal.net North submitted by CAL.NET (Agent: Mark Herr) to allow for the construction and operation of a broadband wireless network consisting of ten new communication towers. The properties are as follows: Site 1: Assessor's Parcel Number 073-031-09, consisting of 2.5 acres, is located on the west side of Brinks Road, approximately 375 feet southwest of the intersection with Lois Lane, in the Cool area, Supervisor District 4; Site 2: Assessor's Parcel Number 061-720-01, consisting of 13.35 acres, is located on the west side of Slinger Mine Road, approximately 0.2 mile northwest of the intersection with Spanish Dry Diggins Road, in the Greenwood area, Supervisor District 4; Site 3: Assessor's Parcel Number 061-540-14, consisting of 5.4 acres, is located on the east side of Reservoir Road, approximately 1.5 miles northwest of the intersection with Highway 193, in the Georgetown area, Supervisor District 4; Site 4: Assessor's Parcel Number 062-500-33, consisting of 5.785 acres, is located on the north side of Wild Horse Trail, approximately 500 feet west of the intersection with Kentucky Flat Road, in the Georgetown area, Supervisor District 4; Site 5: Assessor's Parcel Number 060-090-24, consisting of 11.17 acres, is located on the south side of Greenwood Road, approximately 2.5 miles southeast of the intersection with Hwy 193/Georgetown Road, in the Greenwood area, Supervisor District 4; Site 6: Assessor's Parcel Number 060-200-52, consisting of 56.992 acres, is located on the west side of Brumbarba Heights, approximately 0.2 mile south of the intersection with Andy Wolf Road, in the Garden Valley area, Supervisor District 4; Site 7: Assessor's Parcel Number 060-180-27, consisting of 5.67 acres, is located on the west side of View Ridge, approximately 0.3 mile west of the intersection with Manhattan Creek Road, in the Garden Valley area, Supervisor District 4; Site 8: Assessor's Parcel Number 060-361-48, consisting of 10.01 acres, is located on the west side of Ambrosia Lane, approximately 0.47 mile north of the intersection with Black Oak Mine Road, in the Garden Valley area, Supervisor District 4; Site 9: Assessor's Parcel Number 060-430-61, consisting of 3.7 acres, is located on the west side of Raty Lane, approximately 350 feet north of the intersection with Meadowbrook Road, in the Garden Valley area, Supervisor District 4; and Site 10: Assessor's Parcel Number 062-111-07,

consisting of 242.75 acres, is located on the east side of Bear Creek Road, approximately 0.5 mile north of the intersection with Traverse Creek Road, in the Garden Valley area, Supervisor District 4. (County Planner: Evan Mattes) (Mitigated Negative Declaration prepared)*

The draft mitigated negative declaration for the S17-0005 project 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, Septic Systems, 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.

*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 <http://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 September 26, 2017, and ending October 25, 2017.

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
September 25, 2017

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