

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:

11/10

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 11th day
Of NOVEMBER, 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 December 11, 2014, at 8:30 a.m., to consider the following: Special Use Permit S14-0008/Alibi Verizon Wireless Cell Site submitted by Verizon Wireless (Agent: Epic Wireless, Mark Lobaugh) to allow the construction of a wireless telecommunication facility consisting of a 107.5 foot monopine tower with six panel antennas, equipment shelter, related ground equipment, emergency standby generator, and a gravel access drive. The property, identified by Assessor's Parcel Number 331-270-01, consisting of 8.51 acres, is located on the south side of Union Mine Road, approximately one mile southeast of the intersection with Highway 49 and Union Mine Road, in the El Dorado area, Supervisorial District 3. [Project Planner: Joe Prutch] (Negative declaration prepared)*

General Plan Amendment/Rezzone/Parcel Map A07-0015/Z07-0049/P06-0006/Noland Parcel Map submitted by Chad Noland (Agent: John Wilbanks/Engineer: Lebeck Young Engineering, Inc.) to consider the following requests: 1) General Plan Amendment amending the land use designation from Medium Density Residential (MDR) to Low Density Residential (LDR); 2) Zone change from Single-Family Three-Acre Residential (R3A) to Estate Residential Five-Acre (RE-5); and 3) Parcel Map creating three parcels ranging in size from 5 to 8.5 acres. The property, identified by Assessor's Parcel Number 042-680-32, consisting of 18.84 acres, is located on the east and west side of Arundel Road, approximately 1,200 feet south of the intersection with Starkes Grade Road, in the Camino/Pollock Pines Community Region, Supervisorial District 2. [Project Planner: Aaron Mount] (Negative declaration prepared)*

General Plan Amendment/Rezzone/Tentative Map A14-0005/Z14-0009/TM14-1514/El Dorado Springs 23 submitted by Standard Pacific Homes Corporation (Agent: MJM Properties) to consider the following requests: 1) General Plan Amendment amending the land use designation from Multifamily Residential (MFR) to High Density Residential (HDR); 2) Rezoning amending the zoning designation from Multifamily Residential-Design Control (RM-DC) District to One-Family Residential (R1) District; 3) Tentative map subdividing 21.65 acres into 58 total lots consisting of 49 residential lots, one private road lot (Lot R1), future Right-of-Way lot (R2), and seven open space/landscape lots. The map includes a Phasing Plan for the financing or phasing of the residential development into two phases; and 4) Design waiver of the following Design and Improvement Standards Manual (DISM) standards: A) Reduction of Right-of-Way for A through C Drives from 50 feet to 40 feet; B) Reduction of road width for A through C Drive from 36 feet to 29 feet; C) Allow driveway to be within 25 feet from a radius return, allow 10-foot wide driveway for single car garages and 16-foot wide driveway for two-car garages, and omit 4-foot taper to back of curb; and D) Reduce standard sidewalk width from 6-foot wide to 4-foot wide, allow sidewalk on one side of the internal road, only. The property, identified by Assessor's Parcel Number 117-010-05, consisting of 21.65 acres, is located approximately 360 feet southwest of the intersection with White Rock Road and Stonebriar Drive, in the El Dorado Hills area, Supervisorial District 1. [Project Planner: Rommel Pabalinas] (Mitigated negative declaration prepared)*

The draft mitigated negative declaration addresses environmental issues including Aesthetic/Visual, Air Quality, Archeological/Historical, Biological Resources, Drainage/Absorption, Flood Plain/Flooding, Geologic/Seismic, Noise, Population/Housing Balance, Public Services/Facilities, Recreation/Parks, Sewer Capacity, Soil Erosion/Compaction/Grading, Traffic/Circulation, Water Quality, Water Supply/Groundwater, and Land Use. 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 Services, 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 Services, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at <http://ed-capps.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, November 11, 2014 and ending December 10, 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
November 10, 2014
11/10

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