

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:

06/08

All in the year 2015.

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

Dated at Placerville, California, this 9th day of JUNE, 2015


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 July 9, 2015, at 8:30 a.m., to consider the following: Special Use Permit S15-0003/Verizon Wireless Communication Facility (Mono-Pine) submitted by VERIZON WIRELESS (Agent: Mark Lobaugh, Epic Wireless) to request for a special use permit to allow the construction of a wireless telecommunication facility consisting of a 90-foot monopine tower with nine antennas mounted at 83 feet, equipment shelter, and related ground equipment within a 1200-square-foot lease area. The property, identified by Assessor's Parcel Number 094-110-14, consisting of 48 acres, is located on the west side of Fairplay Road at the intersection with Perry Creek Road in the Fairplay area, Supervisorial District 2. [County Planner: Jennifer Franich] (Negative Declaration prepared)*

Tentative Map TM14-1519/Carson Creek Unit 3 submitted by LENNAR HOMES OF CALIFORNIA, LLC to 1) Tentative Subdivision Map creating 140 residential lots ranging from 3,250 square feet to 9,438 square feet, four lettered lots for landscaping, drainage and utilities, and one roadway lot, and establishing Single Family High Density (SFHD) zoning; 2) Design Waivers of the following El Dorado County Design and Improvement Standard Manual (DISM) road standards: a) Construct the Lot R encroachment onto Golden Foothill Parkway to Standard Plan 103D without the 100 foot tapers; b) Construct road encroachment (exit only) onto Carson Crossing Drive to Standard Plan 103D without the 100 foot tapers; c) Reduce the sidewalk widths to 4 feet for residential streets (sidewalk on one side); d) Reduce the residential street right of way widths (Lot R) from 50 feet to 40 feet; e) Install local access stub streets <150 feet in length (Lot R width 24 feet; 21 feet curb face to curb face); and f) intersection off-set of K Street and J Street <150 feet. 3) Design Waivers of the following Carson Creek Specific Plan development standards: a) Minimum Front Yard Setback: 12.5 feet, b) Minimum Side Yard Setback: 3 feet; 6 feet street side, and c) Minimum Setbacks: Building to Building: Side to side 6 feet; Side to rear 10 feet; Rear to rear 10 feet. The property, identified by Assessor's Parcel Number 117-570-04, consisting of 19.37 acres, is located south of Golden Foothills Parkway approximately 1,800 feet west of the intersection with Latrobe Road in the El Dorado Hills area, Supervisorial District 2. [County Planner: Joe Prutch] (Exempt pursuant to Section 15182 of the CEQA Guidelines)** The project is a part of the Carson Creek Specific Plan for which an Environmental Impact Report (EIR) (SCH No. 94072021) was certified.

Tentative Map Revision TM06-1428-R/Carson Creek Unit 2 Revision submitted by CARSON CREEK EL DORADO, LLC to request for a revision to approved Carson Creek Unit 2 Tentative Subdivision Map for 634 residential lots consisting of the following modifications: 1) Modify approved Phasing Plan; 2) Re-design alley-load residential lots with standard front load street frontage; 3) Realignment of on-site trail at Lot G Park; 4) Relocate sewer lift station lot; 5) Addition of landscape lots along Promenade area; 6) Eliminate the roadway loop at the southern portion of the project area and replace it with the roadway stubs and fire department turn-around(s) and; 7) Eliminate Condition of Approval No. 31 involving a

30+ acre regional park. The property, identified by Assessor's Parcel Numbers 117-570-10, 117-570-11, 117-570-14, and 117-570-15, consisting of 299.96 acres, is located south of Golden Foothills Parkway between the El Dorado Hills Business Park and El Dorado/Sacramento County Line, in the El Dorado Hills area, Supervisorial District 2. [County Planner: Mel Pabalinas] (Exempt pursuant to Section 15182 of the CEQA Guidelines)** The project is a part of the Carson Creek Specific Plan for which an Environmental Impact Report (EIR) (SCH No. 94072021) was certified.

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 Community Development Agency, Development Services Division-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 Community Development Agency, Development Services Division-Planning Services, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at <http://edcapps.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 June 9, 2015, and ending July 8, 2015.

**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
ROGER TROUT, Executive Secretary
June 8, 2015
6/8

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