

# 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:

03/27

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 28<sup>th</sup> day of MARCH, 2017

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 April 27, 2017, at 8:30 a.m., to consider the following: Tentative Subdivision Map Time Extension TM07-1433-E/Portico Estates submitted by ANTHONY G. SCOTCH to request six one-year time extensions to the approved Portico Estates Tentative Subdivision Map TM07-1433 creating 15 residential lots, resulting in a new expiration date of June 26, 2023. The property, identified by Assessor's Parcel Number 070-040-02, consisting of 5 acres, is located on the north side of Cayente Way, approximately 330 feet east of the intersection with Meder Road and Auburn Hills Drive, in the Cameron Park area, Supervisorial District 4. (County Planner: Evan Mattes) (Previously Adopted Mitigated Negative Declaration)  
Tentative Subdivision Map Time Extension TM08-1476-E/Vista Grande Estates submitted by DAVID ALLEN NEITZEL to request six one-year time extensions to the approved Vista Grande Subdivision Map TM08-1476 creating five residential lots, resulting in a new expiration date of December 10, 2022. The property, identified by Assessor's Parcel Number 070-160-58, consisting of 5.07 acres, is located on the east side of Sierrama Drive, approximately 0.37 mile north of the intersection with Meder Road, in the Cameron Park area, Supervisorial District 4. (County Planner: Evan Mattes) (Previously Adopted Mitigated Negative Declaration)  
Conditional Use Permit S16-0004/4 Directions Farm submitted by CINDY KELLER and STARRANNE MEYERS (Agent: Greg Baldersee/GSB Architecture, Inc.) for a conditional use permit to allow for the phased construction and operation a private school teaching organic farming skills, which includes the construction of five single-story structures, paving of the existing driveway, a new parking lot, fire lanes, a new water well and a new septic system. The property, identified by Assessor's Parcel Number 087-021-66, consisting of 56.8 acres, is located on the south side of Brandon Road, approximately 0.5 mile east of the intersection with South Shingle Road, in the Latrobe area, Supervisorial District 2. (County Planner: Evan Mattes) (Mitigated Negative Declaration prepared)  
Rezoning 204-0015/Conditional Use Permit S01-00117/Parcel Map P08-0036/Springs Equestrian Center submitted by DENNIS GRAHAM to request the following: 1) Tentative Parcel Map to create three parcels, 38.27 acres (Parcel 1), 102.47 acres (Parcel 2), and 5.63 acres (Parcel 3) in size; 2) Rezoning from Estate Residential Five-Acre (RE-5) to Recreational Facilities, Low Intensity (RF-L) for Parcel 1 only; and 3) Conditional Use Permit for an equestrian facility with two covered arenas 45,000 square feet each, stall barns for 300 horses, five fenced riding areas, 8,000 square-foot equestrian retail store/office/clubhouse, campground for horse trailers during events, special events with up to 250 spectators, and an eight foot tall by nine foot wide monument sign with 48 square feet of display area. The property, identified by Assessor's Parcel Number 115-410-05, consisting of 146.38 acres, is located on the south side of Green Valley Road, at the intersection with Deer Valley Road, in the Rescue area, Supervisorial District 1. (County Planner: Aaron Mount) (Mitigated Negative Declaration prepared)\* This draft mitigated negative declaration addresses environmental issues including Aesthetic/Visual, Agricultural Land, Air Quality, Archeological/Historical, Biological Resources, Drainage/Absorption, Flood Plain/Flooding, Forest Land/Fire Hazard, Geologic/Seismic, Minerals, Noise, Population/Housing Balance, Public Services/Facilities, Recreation/Parks, Schools/Universities, Septic Systems, 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 Community Development Agency, Development Services Division-Planning Services, 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 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 March 28, 2017, and ending April 26, 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  
March 27, 2017  
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