

# 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

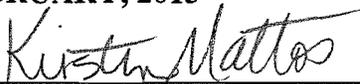
I am a citizen of the United States and a resident of the County aforesaid; I'm over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am principal clerk of the printer at the Mountain Democrat, 2889 Ray Lawyer Drive, a newspaper of general circulation, printed 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:

02/11

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 11<sup>th</sup> day of  
**FEBRUARY, 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 March 12, 2015, at 8:30 a.m., to consider the following: Rezone Z14-0010/Planned Development PD14-0007/Parcel Map P14-0005/Quail Commerce Center submitted by FJM PALMS ASSOCIATES (Agent: Lebeck Young Engineering, Inc.) to request the following: (1) Rezone to the 3.101-acre parcel from Research and Development-Design/Control (R&D-DC) to Research and Development-Planned Development (R&D-PD); (2) Development plan to include six commercial condominium lots from four existing commercial structures, with the seventh lot to be commonly owned for landscaping, shared parking, and shared access; and (3) A tentative parcel map creating seven lots ranging in size from 0.116 acres to 2.115 acres on a 3.101-acre site. The property, identified by Assessor's Parcel Number 117-060-35, consisting of 3.101 acres, is located on the west side of Sunglow Court, southwest of the intersection with Suncastr Lane, in the El Dorado Hills area, Supervisorial District 1. [Project Planner: Rob Peters] (Categorical Exemption pursuant to Section 15301 (k) of the CEQA Guidelines)\*\*

S78-0016-R/Tunnel Electric submitted by ERIK MARTIN to request a special use permit revision to allow expansion of a home occupation to include three employees in addition to the property owner. The property, identified by Assessor's Parcel Number 070-250-45, consisting of 2.96 acres, is located at the west end of Mineshaft Court, approximately 800 feet southwest of the intersection with Ponderosa Road, in the Shingle Springs area, Supervisorial District 4. [Project Planner: Aaron Mount] (Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines)\*\*

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 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  
February 11, 2015  
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