

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:

10/13

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 14th day
of OCTOBER, 2014

Kristin Watts
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 November 13, 2014, at 8:30 a.m., to consider the following: Five-Year Cell Tower Review-Special Use Permit S03-0001-R-3/Cingular Wireless/T-Mobile (Pacific House) submitted by CROWN CASTLE (Agent: Karen Lienert, Cingular Wireless/T-Mobile) to request the following: 1) Change-out three existing antenna panels and replace with four newer, similar sized antenna panels, at the 149-foot height; 2) Install a new T-Mobile battery cabinet to be located within the existing equipment shelter; and 3) Five-year review of the existing cellular telecommunications facility located at 3041 Hazel Valley Road in Pollock Pines. The property, identified by Assessor's Parcel Number 011-090-50, consisting of 500.63 acres, is located on the south side of Highway 50, approximately one-half mile southeast of the intersection with Ice House Road, in the Ice House/American River Canyon area, Supervisorial District 5. [Project Planner: Lillian MacLeod] (Statutory Exemption pursuant to Section 15061 (b)(3) of the CEQA Guidelines)**

Special Use Permit S14-0004/Verizon Wireless Communication Facility (Mono-Pine) submitted by VERIZON WIRELESS (Agent: Alan Heine) to allow the construction of a wireless telecommunication facility consisting of an 85-foot monopine tower with antennas mounted at 78-feet, equipment shelter, and related ground equipment. The property, identified by Assessor's Parcel Number 126-051-17, consisting of 10.0 acres, is located northeast of Lake Vista Lane, approximately 1,050 feet northeast of the intersection with Arroyo Vista Way, in the El Dorado Hills area, Supervisorial District 1. [Project Planner: Lillian MacLeod] (Negative declaration prepared)*

Tentative Map Revision TM05-1395-R/La Caille Estates Subdivision submitted by OMNI FINANCIAL (Agent: CTA Engineering & Surveying) a revision to an approved 24 lot tentative map to add a phasing plan as follows and reduce the paved road width to 28 feet: a) Phase 1 to include Lots 7-8 and Lots 13-22 (12 lots); b) Phase 2 to include Lots 1-5 and Lot 24 (6 lots); c) Phase 3 to include Lots 9-12 (4 lots); and d) Phase 4 to include Lots 6 and 23 (2 lots). The property, identified by Assessor's Parcel Number 070-072-44, consisting of 36.51 acres, is located on the south side of Meder Road approximately 0.9 mile

west of the intersection with Ponderosa Road in the Shingle Springs community region, Supervisorial District 4. [Project Planner: Joe Prutch] (Statutory Exemption pursuant to Section 15162 of the CEQA Guidelines)**

Tentative Map Revision TM06-1409-R/West Valley Village Lots 6 and 7 Subdivision submitted by MJM PROPERTIES LLC (MIKE MCDOUGALL)/ARDOR CONSULTING CORPORATION (LARRY (TO) (Agent: CTA Engineering & Surveying) to revise an approved tentative map to reduce the number of residential lots from 111 to 105 and to revise the phasing plan. The property, identified by Assessor's Parcel Numbers 118-570-02 and 118-570-03, consisting of 5.78 acres, is located south of the intersection of Blackstone Drive and Valley View Parkway in the El Dorado Hills area and within the Valley View Specific Plan. Supervisorial District 2. [Project Planner: Joe Prutch] (Statutory Exemption pursuant to Section 15162 of the CEQA Guidelines)**

Rezone Z14-0004/Tentative Map Revision TM08-1482-R/Cameron Woods Unit No.9 submitted by CRAIG RASMUSSEN (Engineer: Lebeck Young Engineering) to request the following: 1) Rezone Assessor's Parcel Numbers 070-011-45 and 070-011-33 from One-Family Residential-Planned Development; Airport Safety District (R1-PD-AA) and Open Space-Planned Development-Airport Safety District (OS-PD-AA) to One-Family Residential-Airport Safety District (R1-AA); 2) Rescind Planned Development PD08-0006 approved with the Cameron Woods Unit No. 9 tentative subdivision map; 3) Revision to the approved Cameron Woods Unit No. 9 tentative subdivision map reducing the quantity of residential lots from 33 to 26 lots. The revised map includes a preliminary Phasing Plan for the phasing and financing of the subdivision; 4) Design Waiver to allow proposed Lots 23 and 24 to exceed the 3:1 depth to width lot ratio in accordance with the El Dorado County Design and Improvement Standards Manual (DISM); and 5) Reduce interim wetland buffer from 50 feet to a minimum of five feet in accordance with Interim Interpretive Guideline to General Plan Policy 7.3.3.4. The property, identified by Assessor's Parcel Number's 070-011-45, 070-011-33 and 083-020-21, consisting of 75.24 acres, is located at the northern terminus of Virada Road, approximately 972 feet from its intersection with Cameron Park Drive, in the Cameron Park area, Supervisorial District 4. [Project Planner: Mel Pabalinas] (Previously Adopted Mitigated Negative Declaration prepared)

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://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 October 14, 2014, and ending November 12, 2014.

**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

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