

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:

05/09

All in the year 2016.

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

Dated at Placerville, California, this 10th day of MAY, 2016



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 June 9, 2016, at 8:30 a.m., to consider the following: Tentative Map Time Extension TM07-1441-E/Shinn Ranch Tentative Map submitted by SILVERADO HOMES, INC. to request two one-year time extensions to approved Tentative Map TM07-1441-R creating 146 residential lots, resulting in a new expiration date of December 4, 2018. The property, identified by Assessor's Parcel Numbers 319-260-89, 331-070-01, 331-620-04, 331-620-05, 331-620-13, 331-620-18, 331-620-23, and 331-620-30; consisting of 182.9 acres, is located on the south side of Mother Lode Drive, east of the intersection with Kingvale Road, in the El Dorado area, Supervisorial District 3. [County Planner: Jennifer Franich] (Previously Adopted Mitigated Negative Declaration)

Specific Plan Amendment SPR94-0002-R-2/Carson Creek Specific Plan Amendment submitted by ANTHONY G. SCOTCH to amend the text of the Carson Creek Specific Plan, Section 4.8 - Local Convenience Commercial (LC) and Community Center (CC), to allow: 1) Community Care Facilities with a Conditional Use Permit; and 2) Increase the maximum floor-to-area ratio (FAR) from 0.40 to 0.50. The property, identified by Assessor's Parcel Number 117-490-01, consisting of 710 acres-Carson Creek Specific Plan and 4.11 acres-Local Convenience Commercial Zone/Site, is located on the east side of White Rock Road, north of the intersection with Carson Crossing Drive, in the Carson Creek Specific Plan Area in El Dorado Hills, Supervisorial District 2. [County Planner: Jennifer Franich] (Environmental Impact Report Addendum prepared pursuant to Section 15164 of the California Environmental Quality Act Guidelines)

Planned Development PD15-0003/El Dorado Hills Memory Care (The Pavilions) submitted by FAMILY REAL PROPERTY (Agent: JDA Architects) for Phase 1 construction and operation of a memory care facility with a total of 36 beds within a 27,613 square feet building served with on-site parking, landscaping, and pedestrian walkway. The property, identified by Assessor's Parcel Number 124-140-33, consisting of 6.85 acres, is located on the southwest corner of Green Valley Road and Francisco Drive, in the El Dorado Hills area; Supervisorial District 1. [County Planner: Mel Pabalinas] (Mitigated Negative Declaration prepared) The draft mitigated negative declaration addresses environmental issues including Aesthetic/Visual, Air Quality, Biological Resources, Drainage/Absorption, Flood Plain/Flooding, Forest Land/Fire Hazard, Geologic/Seismic, Noise, Public Services/Facilities, Traffic/Circulation, Vegetation, Water Quality, Wetland/Riparian, 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 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 May 10, 2016, and ending June 8, 2016.

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

May 9, 2016

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