

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:

09/08

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 9th day
Of SEPTEMBER, 2014


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 October 9, 2014, at 8:30 a.m., to consider the following: Special Use Permit Revision S85-0046-R-2/Castle Meats submitted by RUSS BRETT to revise an approved Special Use Permit to allow continued operation of a meat cutting and processing facility under Section 17.70.100.A of the Zoning Ordinance (Packing and Processing of Agricultural Products). The property, identified by Assessor's Parcel Number 091-070-52, consisting of 5 acres, is located along French Creek Road, approximately one mile southwest of the intersection with French Creek Road and Old French Town Road, in the Shingle Springs area, Supervisorial District 2. [Project Planner: Mel Pabailnas] (Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines)."

Rezone Z14-0002/Planned Development PD14-0001/Tentative Map TM14-1515/Wilson Estates submitted by LISA VOGELSANG, CATHERINE RYAN, and JULIE RYAN (Agent: CTA Engineering and Surveying) to request the following: 1) Rezone the 28.18-acre parcel from One-Acre Residential (R1A) to One-Acre Residential-Planned Development (R1A-PD) and Open Space-Planned Development (OS-PD); 2) Tentative subdivision map and development plan to create 28 single-family lots ranging in size from 20,004 to 43,572 square feet in size and one interior private road lot; two lettered lots for open space, drainage and waterline; and one "new connection" road lot; and 3) Design Waivers for the following: (a) Reduce Lot R right-of-way widths from 50 feet to 30 feet; (b) Reduce cul-de-sac right-of-way radii from 60 to 50 feet; (c) Reduce roadway width from 28-foot 101B width to a modified 101C 22-foot CF/CF asphalt paved with Type E AC Dike and three-foot shoulder as shown; and (d) Reduce cul-de-sac Lot R-1 from 60 feet to 50 feet top back of mountable dike at 47 feet, 50 feet to hinge point; 3-foot shoulder designed to support a 40,000 lb. load. The new connector may be installed with an AC Dike in lieu of Type 2 Curb and Gutter with Transportation approval pursuant to note 10 on design plate 101B. The property, identified by Assessor's Parcel Num-

bers 126-070-22, 126-070-23, and 126-070-30, consisting of 28.18 acres, is located on the north side of Green Valley Road, approximately 3,000 feet east of the intersection with Silva Valley Road, in the El Dorado Hills area, Supervisorial District 1. [Project Planner: Tom Dougherty] (Mitigated Negative Declaration prepared)."

The 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, Soil Erosion/Compaction/Grading, Solid Waste, Toxic/Hazardous, Traffic/Circulation, Vegetation, Water Quality, Water Supply/Groundwater, Wetland/Riparian, Wildlife, Growth Inducing, Land Use, Cumulative Effects, and Greenhouse Emissions. 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.registar.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 the 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://ed-capps.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 September 9, 2014, and ending October 8, 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
September 8, 2014
9/8

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