

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:

11/13

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 13th day of NOVEMBER, 2017

Allison Rains

Allison Rains

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 December 14, 2017, at 8:30 a.m., to consider the following: Conditional Use Permit S17-0004/AT&T CAF 1 submitted by AT&T MOBILITY (Agent: Epic Wireless) to allow for the construction of five wireless telecommunication facilities on new monopine towers ranging in size from 120 to 160 feet, with ground equipment and fencing. The properties are as follows: Site 1-Old Fort Jim: Assessor's Parcel Number 099-130-05, consisting of 15 acres, is located on the west side of Laura Belle Court, approximately 1,500 feet west of the intersection with Kincaide Drive, in the Pleasant Valley area, Supervisorial District 2; Site 2-Nashville: Assessor's Parcel Number 092-031-52, consisting of 10 acres, is located on the west side of Sand Ridge Road, approximately 1.8 miles east of the intersection with Highway 49, in the Nashville area, Supervisorial District 2; Site 3-Buffalo Hill: Assessor's Parcel Number 061-720-55, consisting of 1 acre, is located on the north side of Sliger Mine Road, approximately 260 feet west of the intersection with Spanish Dry Diggins Road, in the Greenwood area, Supervisorial District 4; Site 4-Outingdale: Assessor's Parcel Number 046-380-61, consisting of 10 acres, is located on the south side of Freedom Road, approximately 0.4 mile southeast of the intersection with Morning Canyon Road, in the Somerset area, Supervisorial District 2; and Site 5-Somerset: Assessor's Parcel Number 093-160-08, consisting of 3.39 acres, is located on the south side of Sand Ridge Road, approximately 0.5 mile south of the intersection with Bucks Bar Road, in the Somerset area, Supervisorial District 2. (County Planner: Evan Mattes) (Mitigated Negative Declaration prepared)*

The draft mitigated negative declaration for the S17-0004 project addresses environmental issues including Aesthetic/Visual, Agricultural Land, Air Quality, Archeological/Historical, Biological Resources, Drainage/Absorption, 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, Growth Inducing, 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.

General Plan Amendment A16-0004/Rezone Z16-0011/Dowler submitted by RAY and NAOMI DOWLER to amend the General Plan land use designation for a 0.06-acre portion of a 1.61-acre parcel from High-Density Residential (HDR) to Commercial (C) and rezone the same 0.06-acre portion from One-acre Residential (RIA) to Commercial, Limited (CL). This General Plan Amendment and Rezone would affect the existing shop located at the southern corner of the parcel and would result in a split land use designated parcel and split zone. The remaining parcel would continue to have a General Plan land use designation of High-Density Residential (HDR) and a zoning designation of One-acre Residential (RIA). The property, identified by Assessor's Parcel Number 074-173-01, consisting of 1.61 acres, is located on the east side of Main Street, approximately 330 feet south of the intersection with State Route 193, in the Greenwood area, Supervisorial District 4. (County Planner: Michael Concepcion) (Negative Declaration prepared)*

General Plan Amendment A17-0001/Rezone Z17-0003/Oliver submitted by VERITAS CAPITAL LLC/DANNY OLIVER to amend the General Plan land use designation for an existing 0.25-acre developed lot from Commercial (C) to High Density Residential (HDR) and rezone that lot from Commercial, Limited (CL) to Single-Unit Residential (R1). The existing 1,422-square foot building used for a daycare will be converted to a single-family dwelling under the same footprint. The property, identified by Assessor's Parcel Number 329-162-59, consisting of 0.25 acre, is located on the north side of Blanchard Road, approximately 500 feet east of the intersection with Motherlode Drive, in the El Dorado/Diamond Springs area, Supervisorial District 3. (County Planner: Michael Concepcion) (Negative Declaration prepared)*

Design Review Revision DR08-0003-R/Saratoga Retail submitted by PETER NAVARRA for a Design Review revision to add one building and reduce square footage by 6,907 square feet from Design Review DR08-0003/ The Shops at El Dorado Hills, that was originally approved by the Planning Commission in 2009 with 3 buildings totaling 30,628 square feet. Phase 1 has been constructed as a Walgreens (13,263 square feet). Phase 2 is proposed to be 3 buildings totaling 10,458 square feet consisting of: one 2,800 square foot restaurant with a drive-thru lane; one 3,000 square foot retail commercial building; and one 4,658 square foot restaurant with a drive-thru lane. The property, identified by Assessor's Parcel Numbers 120-690-07 and 120-690-08, consisting of 1.71 acres, is located on the west side of El Dorado Hills Boulevard, south of the intersection with Saratoga Way, in the El Dorado Hills area, Supervisorial District 1. (County Planner: Eren Sanchez) (Negative Declaration prepared)*

Memory Care (The Pavilions) submitted by FAMILY REAL PROPERTY for a Planned Development permit to allow the construction and operation of a 64-bed, single-story, 38,784 square-foot memory care facility. The project includes a maximum of 42 parking stalls (including 12 reserve stalls), landscaping, and three monument signs. The facility will be accessed from Francisco Drive and Cambria Way. 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 for the PD16-0003 project 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.

General Plan Amendment A16-0001/Rezone Z16-0004/Specific Plan Revision SP86-0002-R-3/Planned Development Revision PD94-0004-R-3/El Dorado Hills Apartments submitted by THE SPANOS CORPORATION to request the following: (1) General Plan Amendment adding a new policy under Objective 2.2.6 (Site Specific Policy Section) increasing the maximum residential density allowed in the General Plan from 24 dwelling units/acre to a maximum of 47 dwelling units/acre for the 4.565-acre site within the Town Center East Planned Development area identified as Assessor's Parcel Numbers 121-290-60, 121-290-61, and 121-290-62; (2) El Dorado Hills Specific Plan Amendment incorporating multifamily residential use, density, and related standards for the apartment project. The project site would be designated as "Urban Infill Residential" within the Village T area of the El Dorado Hills Specific Plan; (3) Rezone of project site from General Commercial-Planned Development (CG-PD) to Multifamily Residential-Planned Development (RM-PD) and revisions to the Multifamily Residential

zone district development standards applicable to the proposed 214-unit apartment complex; and (4) Revisions to the approved Town Center East Development Plan incorporating multifamily residential use, density, and related design and development standards for the proposed 214-unit apartment complex within Planning Area 2 of the Town Center East Development Plan. The proposed apartment complex would be contained in two 4-story, 60-foot-tall buildings and a 5-level, 60-foot-tall parking garage and other on-site amenities. The property, identified by Assessor's Parcel Numbers 121-290-60, 121-290-61, and 121-290-62, consisting of 4.56 acres, is located on the northwest corner of Town Center Blvd. and Vine Street, within the Town Center East Planned Commercial Center, in the El Dorado Hills area, Supervisorial District 1. (County Planner: Mel Pabalinas) (Environmental Impact Report prepared, State Clearinghouse No. 201704217) 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 and Building Department, 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 and Building Department, 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 November 14, 2017, and ending December 13, 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
November 13, 2017

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