

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:

7/23

ALL IN THE YEAR 2018

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

Dated at Placerville, California, on this 23rd day of JULY, 2018

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 August 23, 2018, at 8:30 a.m., to consider the following: General Plan Amendment A18-0001/Rezone Z18-0001/Bado submitted by PAUL BADO request for General Plan Amendment to change the land use designation of an existing 1.41 acre lot from Commercial (C) to Medium Density Residential (MDR) and rezone from Commercial, Main Street (CM) to One-acre, Residential (R1A). The property, identified by Assessor's Parcel Number 061-200-06, consisting of 1.41 acres, is located on the east side of Hwy 193, approximately 300 feet south of the intersection with Prospect Hill Road, in the Georgetown area, Supervisorial District 4. (County Planner: Emma Carrico) (Negative Declaration prepared)*

General Plan Amendment A16-0004/Rezone Z16-0011/Dowler submitted by RAY AND NAOMI DOWLER request to amend the General Plan land use designation from High-Density Residential (HDR) to Commercial (C) and rezone from One-acre Residential (R1A) to Commercial, Limited (CL) for a 0.11 acre portion of a 1.61 acre parcel. 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 (R1A). 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: Emma Carrico) (Negative Declaration prepared)*

Conditional Use Permit S18-0006/Glass Hangar submitted by DAVID AND SARA GLASS to allow operation of a private heliport and storage hangar on an existing heliport and storage building on a 5.45 acre parcel in the Kelsey area. The property, identified by Assessor's Parcel Number 088-410-04, consisting of 5.45 acres, is located on the south side of Kelsey Canyon Road, approximately .25 mile northeast of the intersection with Texas Canyon Road, in the Kelsey area, Supervisorial District 4. (County Planner: Emma Carrico) (Negative Declaration prepared)*

Conditional Use Permit S18-0007/AT&T Short Place submitted by AT&T MOBILITY (Agent: Epic Wireless, Jared Kearsley) to allow the construction and operation of a wireless communication facility featuring a 160-foot tall monopole and associated equipment within an 1,800 square foot enclosed lease area. The property, identified by Assessor's Parcel Number 009-610-22, consisting of 10.7 acres, is located on the north side of Peavine Ridge Road,

approximately 1,075 feet north of the intersection with White Meadow Road, in the Pollock Pines area, Supervisorial District 5. (County Planner: Isaac Wolf) (Mitigated Negative Declaration prepared)*

Design Review Revision DR-R18-0001/Saratoga Retail Phase 2 submitted by PETER L. NAVARRA to reduce the square footage by 6,883 square feet, and revise building 3 to include a drive-thru aisle to DR08-0003/The Shops at El Dorado Hills, which was approved by the Planning Commission on January 22, 2009. 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) (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 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 <https://edcgov.trakit.net/eTRAKIT/Search/project.aspx>. 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 July 24, 2018, and ending August 22, 2018.

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
July 23, 2018

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