

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 Dr, 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:

8/13, 8/15

ALL IN THE YEAR 2018.

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

Dated at Placerville, California, this 15th day
of AUGUST, 2018

Allison Ravins

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 September 13, 2018, at 8:30 a.m., to consider the following: Conditional Use Permit Revision S79-0020-R-2/Vintage Grace Church submitted by JARROD WEAVER for a revision to an existing

Conditional Use Permit allowing for the phased construction and operation of a new 23,000 square-foot worship center and a 1,000 square-foot field house; and to grade 28,430 square feet for a multi-grassy play area as part of an existing church facility. The property, identified by Assessor's Parcel Number 120-141-01, consisting of 5.21 acres, is located on the north side of Lassen Lane, approximately 300 feet west of the intersection with El Dorado Hills Boulevard, in the El Dorado Hills area, Supervisorial District 1. (County Planner: Isaac Wolf) (Negative Declaration prepared)*

Conditional Use Permit Revision S04-0001-R-2/Oakstone Vineyards submitted by ELIZABETH RYAN for a revision to an existing Conditional Use Permit to remove limitations on annual case production; Increase days of tasting room operation from 4 to 6; Modify production hours from 9 AM to 5 PM to 8 AM to 5 PM; and Reconfigure existing parking space design for more efficiency and spaces. The property, identified by Assessor's Parcel Number 095-080-56, consisting of 20.8 acres, is located on the southwest side of Irish Acres Road, at the intersection with Slug Gulch Road, in the Fair Play area, Supervisorial District 2. (County Planner: Isaac Wolf) (Categorical Exemption pursuant to Section 15301(a) of the CEQA Guidelines)**

Tentative Subdivision Map TM17-1532/Sierra Sunrise submitted by PACIFIC STATES DEVELOPMENT CORPORATION to consider the following: 1) Tentative Subdivision Map to create seven single-family lots ranging in size from 17,329 square feet to approximately 21,779 square feet, one single-family lot of approximately 261,280 square feet, and one roadway lettered lot on a 10-acre site; and 2)

Waiver of El Dorado County Design and Improvement Standard Manual (DISM) standards: Modification of subdivision road improvement Standard Plan 101B: (A) Flag Lot 8, increase allowed narrow access portion of flag lot from 100 feet to 232 feet in length; and (B) Asphalt Dike, allow Woodleigh Lane to remain Asphalt Dike in lieu of Concrete Curb and Gutter along project frontage. The property, identified by Assessor's Parcel Numbers 116-030-28 and 116-030-30, consisting of 10 acres, is located on the east side of Woodleigh Lane, approximately 2,000 feet southeast of the intersection with Bass Lake Road, in the Cameron Park area, Supervisorial District 2. (County Planner: Efran Sanchez) (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 August 14, 2018, and ending September 12, 2018.

**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
August 13, 2018

8/13, 8/15