

# 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:

11/13

ALL IN THE YEAR 2020.

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

Dated at Placerville, California, this 13<sup>th</sup> day  
of NOVEMBER, 2020

*Melanie Shasha*

Signature

### NOTICE OF PUBLIC HEARING

The County of El Dorado Zoning Administrator will hold a public hearing in the Building C Hearing Room, 2850 Fairlane Court, Placerville, CA 95667 on December 16, 2020, at 2:00 p.m., to consider the following: Parcel Map Amendment P-C20-0005/Pullin submitted by MIKE FOWLER AND TONI PULLIN request for an amendment to Parcel Map 25-63, removing an existing 50-foot wide non-exclusive road and public utilities easement to allow for development of an accessory dwelling unit (ADU) and residential accessory structures. The property, identified by Assessor's Parcel Number 325-100-027, consisting of 10.01 acres, is located on the north side of Furlong Lane, approximately 0.25 mile north of the intersection with Green Valley Road, in the Placerville area, Supervisorial District 3. (County Planner: Tom Purciel, 530-621-5903) (Categorical Exemption pursuant to Section 15305 of the CEQA Guidelines)\*

Tentative Parcel Map P19-0007/Devlin submitted by MICHAEL AND SHASTA DEVLIN TRUSTEE request to divide a 39.5 acre property into three parcels ranging in size from 7.3 acres to 22.2 acres. The property, identified by Assessor's Parcel Number 319-190-036, consisting of 39.5 acres, is located on the west side of Farish Road, approximately a half mile east of the intersection with Greenstone Road, in the El Dorado area, Supervisorial District 3. (County Planner: Matthew Aselage, 530-621-5977) (Mitigated Negative Declaration prepared)\*

Special Use Permit Revision CUP-R19-0005/Diamond Springs Mobile Home Park submitted by J&H ASSET PROPERTY MANAGEMENT, INC., request for a revision to a special use permit expanding an existing mobile home park by adding 14 rental spaces and converting a garage to an additional rental space for a total of 162 mobile homes. The property, identified by Assessor's Parcel Numbers 054-321-046, 054-321-047, 054-321-048, 054-321-050, 054-321-051, 054-361-005 and 054-371-009, consisting of 23.93 acres, is located on the east side of Missouri Flat Road, approximately 675 feet south of the intersection with China Garden Road, in the Diamond Springs area, Supervisorial District 3. (County Planner: Matthew Aselage, 530-621-5977) (Previously Adopted Negative Declaration)

Variance V19-0002/Ciapponi submitted by WYATT OGILVY/OGILVY CONSULTING to reduce the front setback from 20 feet to 0 feet for the construction of a two-car garage with storage space above and residence below. Code Enforcement case CE18-0081 shall be closed prior to issuing the certificate of occupancy for the proposed residence and garage. The property, identified by Assessor's Parcel Number 016-081-040, consisting of 7,727 square feet, is located on the east side of Meeks Bay Avenue, approximately a third of a mile south of the intersection with Highway 89, in the Rubicon area, Supervisorial District 5. (County Planner: Melanie Shasha, 530-573-7904) (Categorical Exemption pursuant to Section 15303(a) of the CEQA Guidelines)\*

Tentative Parcel Map P19-0015/Carson Creek Corporate Center submitted by PACIFIC REALTY ASSOCIATES, LP, request to create four new parcels. The property, identified by Assessor's Parcel Numbers 117-210-052, and minor portions of 117-210-053, and 117-210-047, consisting of 40.86 acres, is located on the northwest corner of the intersection of Golden Foothill Parkway and Latrobe Road, within the El Dorado Hills area, Supervisorial District 1. (County Planner: Bret Sampson, 530-621-5301) (Categorical Exemption pursuant to Section 15315 of the CEQA Guidelines)\*

Conditional Use Permit CUP20-0009/Tractor Supply submitted by PACTRUST to develop a Permanent Outdoor Sales Area to support a Tractor Supply store. The property, identified by Assessor's Parcel Number 117-210-052, consisting of 3.13 acres, is located on the west side of Latrobe Road, approximately 300 feet

north of the intersection with Golden Foothill Parkway, in the El Dorado Hills Business Park, Supervisorial District 1 (County Planner: Bret Sampson, 530-621-5301) (Categorical Exemption pursuant to Sections 15303(e) and 15304(a) of the CEQA Guidelines)\*

Conditional Use Permit CUP19-0014/Georgetown Distillery submitted by STEVE ROBELLO to allow operation of a craft distillery in an existing commercial building located in the rural center of Georgetown, CA. The property, identified by Assessor's Parcel Number 061-511-046, consisting of 2.00 acres, is located at 6101 State Highway 193 Georgetown, CA, approximately .5 mile northwest from the intersection of State Highway 193 and Main Street, in the Georgetown area, Supervisorial District 4. (County Planner: Bret Sampson, 530-621-5301) (Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines)\*

Staff Reports are available two weeks prior at [https://edcgov.us/Government/planning/Pages/zoning\\_administrator.aspx](https://edcgov.us/Government/planning/Pages/zoning_administrator.aspx). All persons interested are invited to write their comments to the Zoning Administrator in advance of the hearing. In light of COVID-19, all persons may be required to observe and participate in the hearing remotely as in-person attendance may be restricted depending on the current COVID-19 recommendations as the hearing date approaches. For the current remote options, including whether in-person attendance is allowed or a potential change in hearing location if in-person attendance resumes, please check the meeting Agenda no less than 72 hours before the meeting, which will be posted on line at [https://edcgov.us/Government/planning/Pages/zoning\\_administrator.aspx](https://edcgov.us/Government/planning/Pages/zoning_administrator.aspx). 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 Zoning Administrator 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](mailto: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://edc-trk.asppg.com/etrakit/Search/project.aspx> by typing the first word of the project name in the search box. 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, 2020, and ending December 13, 2020 (or next business day). \*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 prior to the hearing, written information from the public is encouraged to be submitted to Planning Services by Friday the week prior to the meeting. Planning Services cannot guarantee that any FAX or mail received the day of the meeting will be delivered to the Zoning Administrator prior to any action.

COUNTY OF EL DORADO ZONING ADMINISTRATOR  
TIFFANY SCHMID, Planning and Building Department Director  
November 13, 2020  
11/13