

DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

<http://www.edcgov.us/devservices>



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NOTICE OF DECISION**

To All Affected Property Owners:

Concerning the following project which is located within 500 feet of your property or regarding with which you have previously requested to receive notification:

Special Use Permit S11-0005/Mother Lode Drive Off-Premise Advertising Sign submitted by JOHN DAVID PEREIRA to construct a lighted 14' by 48' (672 square feet) off-premise advertising sign. The property, identified by Assessor's Parcel Number 090-430-15, is zoned Commercial (C), consists of 0.46 acres, and is located on the north side of Mother Lode Drive, approximately 1000 feet east of the intersection with South Shingle Road, **in the Shingle Springs area**, Supervisorial District 4. (Negative declaration prepared) Note: The subject application is one of three applications, along with S11-0004 and S11-0006, which have been submitted by the applicant for off-premise advertising signs along U.S. Highway 50.

**Please note that no decision has been made by the County on this application and no public hearing has been held regarding the application as is required under El Dorado County Code Section 17.22.530. However, the applicant, John David Pereira, claims this project was "deemed approved" by operation of law on December 30, 2011 due to the alleged failure of the Development Services Department to meet statutory time limits pursuant to the California Permit Streamlining Act (Government Code Section 65920 et. seq.). The County disputes that the Permit Streamlining Act timelines were exceeded and disputes that appropriate notice was given by Mr. Pereira in order to allow the project to be deemed approved. However, if he is correct, and the application was in fact deemed approved on December 30, 2011, that does not waive the public's right to request a public hearing on the Special Use Permit applications pursuant to El Dorado County Code Section 17.22.530 or the public's right to an appeal of the "decision" by the planning department pursuant to County Code Section 17.22.220. To ensure your right to a public hearing on this Special Use Permit, you may appeal from the "approval" of the SUP within 10 working days of the date Mr. Pereira alleges the application was approved.

Appeal Period: Ten (10) working days starting on **January 3, 2012** and ending at 5:00 p.m. on **January 17, 2012**.

To ensure protection of your right to a public hearing, any appeal of the determination of "deemed approval" on this project should be brought during this time-frame. Any appeal of this "approval" will be scheduled for the February 9, 2012 Planning Commission Hearing. Appeal forms may be obtained in the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at http://www.edcgov.us/Government/Planning/Forms/Project_Appeal_Form.aspx.

Any questions about the project application or the appeal process may be directed to the project planner, Aaron Mount, at (530) 621-5355. The project files are located at El Dorado County Planning Services, 2850 Fairlane Court, Placerville, CA. The file and contents may be reviewed at this location between the hours of 8:00 a.m. and 4:00 p.m.

EL DORADO COUNTY PLANNING SERVICES
Roger Trout, Development Services Director