

Mountain Democrat

PROOF OF PUBLICATION
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Proof of Publication NOTICE OF PUBLIC HEARING

STATE OF CALIFORNIA
County of El Dorado

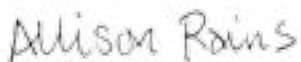
I am a citizen of the United States and a resident of the County aforesaid; I'm over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am principal clerk of the printer at the Mountain Democrat, 2889 Ray Lawyer Drive, a newspaper of general circulation, printed 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:

1/3

ALL IN THE YEAR 2024

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

Dated at Placerville, California, this 3rd day of JANUARY, 2024



Signature

Allison Rains
Legals Clerk

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 January 25, 2024, at 8:30 a.m., to consider the following: Tentative Subdivision Map TM21-0001/Planned Development PD21-0003/Rezone Z21-0012/Greenwood Estates submitted by CAMERON GLEN ESTATES, LLC to subdivide an existing 0.88-acre lot to create 10 lots ranging in size from 2,733 square feet to 6,534 square feet. Two (2) duplexes and two (2) triplexes would be constructed on the 10 lots. The proposed duplexes would each total 3,398 square feet, the proposed triplexes would each total 5,097 square feet, and each unit would be 1,699 square feet. Each unit would have its own garage for parking. Design waivers are requested for the proposed roadway section and driveway connection. In addition, five-foot front setbacks, five-foot rear setbacks, and zero-foot side setbacks are requested. The requested Rezone would change the existing zoning Multi-Unit Residential within a Design Review Combining Zone (RM-DC) to Multi-Unit Residential within a Planned Development Zone (RM-PD). The property, identified by Assessor's Parcel Number 082-411-004, consisting of 0.88 acre, 2545 Greenwood Lane, located on the west side of Greenwood Lane between Meadow Lane and Merrychase Drive, in the Cameron Park area, Supervisorial District 2. (County Planner: Cameron Welch, 530-621-5816) (Mitigated Negative Declaration)

Agenda and Staff Reports are available approximately two weeks prior at <https://eldorado.legistar.com/Calendar.aspx>

Project Information is available online at <https://edc-trk.aspgov.com/etrakit/>. In order to view attachments, please login or create an E-Trakit account and search the project name or application file number in the search box.

All persons interested are invited to attend and be heard or to write their comments to the Planning Commission. For the current remote options, including whether in-person attendance is allowed, please check the meeting Agenda no less than 72 hours before the meeting, which will be posted at <https://eldorado.legistar.com/Calendar.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 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.

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
KAREN L. GARNER,
Executive Secretary
January 3, 2024
1/3/24

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