

# 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:

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ALL IN THE YEAR 2021.

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

Dated at Placerville, California, this 3<sup>rd</sup> day  
of FEBRUARY, 2021

*Alison Rains*

Signature

### NOTICE OF PUBLIC HEARING

The County of El Dorado Planning Commission will hold a public hearing in the Planning Commission Hearing Room, 2850 Fairlane Court, Placerville, CA 95667 on February 25, 2021, at 8:30 a.m., to consider the following: Tentative Subdivision Map Revision TM-R20-0001/Planned Development Revision PD-R20-0008/Serrano Village J3B Minor Revision (Lot 66) submitted by Chris and Cindy Nicholson to request a revision to an approved Tentative Subdivision Map and Planned Development Permit for Serrano Village J3B (TM01-1376/PD01-0003) revising Condition of Approval No. 39 reducing the rear setback from 250 feet to 50 feet to accommodate proposed backyard improvements (pool/spa) within subject property (Lot 66 of recorded subdivision). The property, identified by Assessor's Parcel Number 123-

410-024, consisting of 4.0 acres, is located on the north side of Nattler Court, approximately 264 feet east of the intersection with Greenview Drive, in the El Dorado Hills area, Supervisorial District 1. (County Planner: Blanca Dinkler, 530-621-5875) (Statutory Exemption pursuant to Section 15182 of the CEQA Guidelines)\*\*

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

All persons interested are invited to write their comments to the Planning Commission 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 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](mailto:planning@edcgov.us).

\*\*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  
TIFFANY SCHMID, Executive  
Secretary

February 3, 2021

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