

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:

3/26

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 26th day of MARCH, 2018

Allison Rains

Allison Rains

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 April 26, 2018, at 8:30 a.m., to consider the following: Rezone Z17-0001/Planned Development PD17-0001/Tentative Subdivision Map TM17-1531/ Cameron Ranch submitted by STARBUCK ROAD 56, LLC (Agent: Chuck Centers) to request the following: 1) Request for a Tentative Subdivision Map, Rezone, and Planned Development that would allow for the construction of 41 single-family residential units (32 Attached, 9 Detached); 2) Request a zone change to add the planned development (PD) combined zone to complement the existing multi-unit residential (RM) zone; and 3) Waiver of El Dorado County Design and Improvement Standard Manual (DISM) standards: Modification of subdivision road improvement Standard Plan 101B: (a) Drive D, reduction of right-of-way width from 50 feet to 39 feet; Reduction in sidewalk width from 6 feet to 4 feet; (b) A, B, and C Drives reduction of right-of-way from 50 feet to 26 feet; reduction of road width from 28 feet to 25 feet; (c) E Drive, reduction of right-of-way width from 50 feet to 45 feet; sidewalks reduced to 4 feet wide; cul-de-sac blub reduced to 42.5-foot radius; and (d) Reduction in driveway setback from curb returns from 25 feet to 4.5 feet. The property, identified by Assessor's Parcel Numbers 102-110-24, 102-110-14, and 102-421-01, consisting of 5.6 acres, are located on the west side of Starbuck Road, approximately 0.5 mile north of the intersection with Green Valley Road, in the Cameron Park Area, Supervisorial District 4. (County Planner: Efrén Sánchez) (Mitigated Negative Declaration prepared)*

Tentative Subdivision Map Time Extension TM09-1488-E/Breeden Estates submitted by CHRISTINE A. BROWN, TRUSTEE, FLORENCE E. BREEDEN TRUST a request for six one-year time extensions to the approved Breeden Estates Tentative Subdivision Map TM09-1488 creating 12 residential lots, resulting in a new expiration date of September 14, 2023. The property, identified by Assessor's Parcel Number 041-040-15, consisting of 80 acres, is located on the east side of Parkside Drive, approximately 165 feet south of the intersection with Winding Way and Winding Way Court, in the Grizzly Flat Area, Supervisorial District 2. (County Planner: Isaac Wolf) (Previously Adopted Mitigated Negative Declaration)

Star 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 <http://edcapps.edcgov.us/Planning/ProjectInquiry.asp>. 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 March 27, 2018, and ending April 25, 2018.

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

March 26, 2018
3/26

4777