

# Mountain Democrat

PROOF OF PUBLICATION  
(2015.5 C.C.P.)

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:

11/17

All in the year 2017

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

Dated at Placerville, California, this 17<sup>th</sup> day of NOVEMBER 2017

*Allison Rains*

Allison Rains

## Proof of Publication of NOTICE OF PUBLIC HEARING

### NOTICE OF PUBLIC HEARING

The County of El Dorado Board of Supervisors will hold a public hearing in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667 on December 12, 2017, at 2:00 p.m., to consider General Plan Amendment A11-0004/Rezone Z11-0005/Parcel Map P11-0004/Planned Development PD11-0003/Ponte Palmero submitted by CPSL SPE DE, LLC for the following: (1) General Plan Amendment amending the land use designations of the property from 1.28 acres of Commercial, 18.28 acres of Multifamily Residential, and 0.31 acre of High Density Residential to 9.23 acres of Commercial and 10.64 acres of Open Space; (2) Rezone property from 1.28 acres of Community Commercial-Planned Development, 18.28 acres of Multi-Unit Residential-Planned Development, and 0.31 acre of Single Unit Residential-Planned Development to 9.23 acres of Limited Commercial-Planned Development and 10.64 acres of Open Space-Planned Development; (3) Commercial Tentative Parcel Map subdividing site into five lots consisting of three commercial parcels and two open space parcels, ranging in size from 1.17 acres to 9.47 acres; and (4) Planned Development establishing an official Development Plan for the proposed Ponte Palmero community care facility consisting of three buildings (one per each commercial lot) consisting of: a 50,510 square foot, 44-unit community care facility (Parcel 3), a 53,690 square foot, 46-unit assisted living facility (Parcel 2), and a 11,450 square foot clubhouse (Parcel 1). The community care facility will be served by 205 off-street parking stalls, public utilities, and associated amenities. The property, identified by Assessor's Parcel Number 083-350-57, consisting of 19.87 acres, is located on the west side of Ponte Morino Drive, approximately 0.2 mile north of the intersection with Palmer Drive, within the unincorporated community of Cameron Park, Supervisorial District 4. (County Planner: Mel Pabalinas) (Environmental Impact Report prepared; State Clearinghouse No. 2015082029)

The Planning Commission has recommended approval of these applications based on the Findings and Conditions of Approval on file in Planning Services. All persons interested are invited to attend and be heard or to write their comments to the Board of Supervisors at 330 Fair Lane, Placerville, CA 95667 or via e-mail: edc.cob@edcgov.us. 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 Board at, or prior to, the public hearing. Any questions regarding this project 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.  
COUNTY OF EL DORADO PLANNING COMMISSION  
ROGER TROUT, Executive Secretary  
November 17, 2017

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