

# 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:

4/9

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 9<sup>th</sup> day of APRIL 2018

*Allison Rains*

Allison Rains

## Proof of Publication of NOTICE OF PUBLIC HEARING

### 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 May 10, 2018, at 8:30 a.m., to consider the following: Tentative Subdivision Map Revision TM05-1403-R/Campobello submitted by RONALD D. WACHTER AND JOAN D. WACHTER requesting revisions to the previously approved Conditions of Approval affecting offsite and onsite road improvement conditions, and the annexation to the El Dorado Irrigation District. The property, identified by Assessor's Parcel Numbers 119-380-01, 119-380-02, 119-380-03, and 119-380-04, consisting of 32.2 acres, are located on the south side of Voltaire Drive, south of the intersection with Beasley Drive, in the Cameron Park area, Supervisorial District 2. (County Planner: Evan Mattes) (Previously Adopted Mitigated Negative Declaration)

Conditional Use Permit S16-0008/Leaning Tree Lodge submitted by CARA NELSON a request for a Bed & Breakfast Inn within an existing single-family dwelling and detached "bunkhouse", consisting of five guest rooms with a maximum occupancy of 10 people, excluding owners; Special Events, including amplified sound, are also requested for up to 150 guests for a maximum of 12 events per calendar year from 4 P.M. to 10 P.M. with amplified music occurring until 9:45 P.M. The property, identified by Assessor's Parcel Number 048-121-65, consisting of 10.61 acres, is located on the north side of Leaning Tree Road, approximately 400 feet west of the intersection with Lone Star Mine Road, in the Camino area, Supervisor District 3. (County Planner: Evan Mattes) (Negative Declaration prepared)

Staff 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](mailto: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 April 10, 2018, and ending May 9, 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  
April 9, 2018  
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