

Mountain Democrat

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

STATE OF CALIFORNIA
County of El Dorado

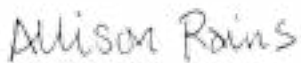
I am a citizen of the United States and a resident of the County aforesaid; I'm over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am principal clerk of the printer at the Mountain Democrat, 2889 Ray Lawyer Drive, a newspaper of general circulation, printed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

5/17

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 17th day of MAY, 2024



Signature

Allison Rains
Legals Clerk

Proof of Publication NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING

The County of El Dorado Zoning Administrator will hold a public hearing in the Building C Hearing Room, 2850 Fairlane Court, Placerville, CA 95667 on June 5, 2024, at 3:00 p.m., to consider the following: Conditional Use Permit CUP22-0012/Heritage at Carson Creek Clubhouse submitted by LENNAR HOMES OF CALIFORNIA to allow a 3.05-acre site to include a private clubhouse, Heritage at Carson Creek Clubhouse. The request consists of a 5,837-square-foot single story clubhouse, which includes a fitness room, a large gathering space, restrooms, and a private kitchen and bar area. The grounds include a large pool, deck, spa, an event lawn area for gatherings, three (3) pickleball courts, a tennis court, two (2) bocce ball courts, community gardening area, and outdoor seating areas. The site use is approved as part of the Heritage at Carson Creek Tentative Map (TM20-0001), approved in August 2021, pending the approval of a Conditional Use Permit. The property, identified by Assessor's Parcel Number 117-820-059 formally 117-680-007, consisting of 3.05 acres, is located on the south side of Investment Boulevard, approximately 0.36 mile south of the intersection with Investment Boulevard and Pismo Drive, in the El Dorado Hills area, Supervisorial District 2. (County Planner: Dana H. Watkins, 530-621-5747) (Statutory Exemption pursuant to Section 15182 of the CEQA Guidelines)* Agenda and Staff Reports are available 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 write their comments to the Zoning Administrator in advance of the hearing. 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 online 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 Zoning Administrator 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 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 prior to the hearing, written information from the public is encouraged to be submitted to Planning Services by Friday the week prior to the meeting. Planning Services cannot guarantee that any FAX or mail received the day of the meeting will be delivered to the Zoning Administrator prior to any action.

COUNTY OF EL DORADO ZONING ADMINISTRATOR
KAREN L. GARNER, Planning and Building Department Director
May 17, 2024
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