

TAHOE DAILY Tribune

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Legal Account

El Dorado County Planning
2850 Fairlane Ct
Placerville, CA 95667
Attn: Debra Ercolini

Kristin Ritter says:

That (s)he is a legal clerk of the **TAHOE DAILY TRIBUNE**, a newspaper published Wednesday, Friday, Saturday at South Lake Tahoe, in the State of California.

Copy Line

111215 Tahoe Ad

PO#:

Ad #: 11604259D

of which a copy is hereto attached, was published in said newspaper for the full required period of **1** time(s) commencing on **10/14/2015**, and ending on **10/14/2015**, all days inclusive.

Signed: _____



Date: 10/14/2015 State of Nevada, Carson City

Price: \$ 194.13

Subscribed and sworn to before me this ____ day
of _____

Notary Public

Proof and Statement of Publication

Ad #: 11604259D

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 November 12, 2015, at 8:30 a.m., to consider the following: Rezone Z15-0001/Parcel Map P15-0001/Dryden submitted by JOHN AND KIRSTEN DRYDEN (Agent: Ogilvy Consulting/Ed Lupyak) to request the following: 1) Rezone from Tahoe Commercial (CT) to Tahoe One-family Residential (TR1) to align with the TRPA's Plan Area Statements 148 and 150 boundaries and proposed property boundaries; 2) Tentative Parcel Map to create four parcels, three commercial lots (Lot 1 is 0.34 acre, Lot 2 is 0.42 acre, and Lot 3 is 0.45 acre) and one single-family residential lot (Lot 4 is 15.42 acres), from a 16.63 acre parcel; and 3) Design Waivers of the following El Dorado County Design and Improvement Standard Manual (DISM) road standards: a) Roadway width minimum of 18 feet per Standard Plan 101C to be reduced to 12 feet for connecting road to proposed Lots 1, 2, and 4; b) Right of way width minimum of 50 feet per Standard Plan 101C to be reduced to 20 feet for connecting road to proposed Lots 1, 2, and 4; c) Roadway structural requirement of 2.5 inches of hot mix asphalt over 6 inches of class 2 aggregate base per Standard Plan 101C to be waived; and d) The requirement for a fire turnout on Lot 4 per El Dorado County Standard Plan to be waived. The property, identified by Assessor's Parcel Number 016-410-10, consisting of 16.63 acres, is located on the west side of Highway 89, approximately .5 mile north of Bayview Drive, in the Meeks Bay area of Lake Tahoe, Supervisorial District 5. [County Planner: Joe Prutch] (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 Community Development Agency, Development Services Division-Planning Services, 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 Community Development Agency, Development Services Division-Planning Services, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at <http://edcapps.edcgov.us/Planning/ProjectInquiry.aspx>. 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 October 13, 2015, and ending November 11, 2015.

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
October 14, 2015

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