

Mountain Democrat

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

STATE OF CALIFORNIA
County of El Dorado

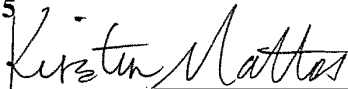
I am a citizen of the United States and a resident of the County aforesaid; I'm over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am principal clerk of the printer at the Mountain Democrat, 2889 Ray Lawyer Drive, a newspaper of general circulation, printed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

06/22

All in the year 2015.

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

Dated at Placerville, California, this 22nd day of JUNE, 2015



Signature

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 July 23, 2015, at 8:30 a.m., to consider Tentative Map TM14-1518/Planned Development PD14-0002/Cameron Glen Estates Phase 5 submitted by CAMERON GLEN ESTATES, LLC (Agent: Lebeck Young Engineering, Inc.) for the following: 1) The Phase 5 tentative map subdividing 1.64 acre lot into 15 Class 1 single family residential lots; 2) Development Plan for the proposed residential subdivision to include 15 single family residential lots and modified Limited Multifamily Residential-Planned Development (R2-PD) zone district development standards to allow reduced setbacks; and 3) Design waivers of the Design and Improvement Standards Manual (DISM) Standard Plan 101B: (a) Reduction in the required right-of-way for Jaoudi Court from 60 feet to 30 feet; (b) Waive the sidewalk requirement on Jaoudi Court; and (c) Reduce the sidewalk width from 6 feet to a 4.5 foot wide asphalt sidewalk along Green Valley Road. The property, identified by Assessor's Parcel Number 083-031-13, consisting of 1.64 acres, is located on the south side of Green Valley Road, approximately 450 feet west of the intersection with Cameron Park Drive, in the Cameron Park area; Supervisorial District 2. [County Planner: Aaron Mount] (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@edcogov.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.edcogov.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 June 23, 2015, and ending July 22, 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
June 22, 2015

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