

# 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:

9/11

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 11<sup>th</sup> day of **SEPTEMBER 2017**

*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 October 12, 2017, at 8:30 a.m., to consider Rezone Z15-0003/Tentative Subdivision Map TM15-1527/Granite Creek Subdivision submitted by DOUG GRANADE for the following: 1) Rezone Lots 1 through 5 and Lot 9 from Rural Lands 20-Acre (RL-20) to Residential Estate Ten-Acre (RE-10); 2) Tentative Map dividing the 134.05-acre property into nine residential lots ranging in size from 10.02 to 25.17 acres, plus a Road Lot "R"; and 3) Design Waivers of the following Design Improvement Standard Manual (DISM) standards: (a) Construct the road to serve Lots 9 and 10 per County Standard Plan 101C from Brandon Road to the existing driveway on Lot 9, a hammerhead turnaround at the driveway, and a 12-foot minimum road width with 1-foot shoulders on each side from the turnaround to Lot 10 property line, in lieu of Standard Plan 101B; (b) Construct the road to serve Lots 1 and 9 per County Standard Plan 101C from South Shingle Road to the roadway easement boundary, and a 12-foot minimum road width with 1-foot shoulders on each side from the "T" to Lot 9 property line, in lieu of Standard Plan 101B; and (c) Allow Lot 4 a length-to-width ratio of 3.5 to 1, exceeding the standard 3 to 1 ratio maximum. The property, identified by Assessor's Parcel Number 087-310-64, consisting of 134.05 acres, is located on the northeast corner area of South Shingle Road at Brandon Road, in the Latrobe area, Supervisorial District 2. (County Planner: Evan Mattes) (Mitigated 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 September 12, 2017, and ending October 11, 2017.

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  
September 11, 2017

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