

# 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:

5/30

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 30<sup>th</sup> day  
of MAY 2018

*Allison Rains*

Allison Rains

## Proof of Publication of NOTICE OF PUBLIC HEARING

### NOTICE OF PUBLIC HEARING

The County of El Dorado Board of Supervisors will hold a public hearing in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667 on June 26, 2018, at 1:00 p.m., to consider Rezone Z17-0001/Planned Development PD17-0001/Tentative Subdivision Map TM17-1531/Cameron Ranch submitted by STARBUCK ROAD 56, LLC (Agent: Chuck Centers) to request the following: 1) Request for a Tentative Subdivision Map, Rezone, and Planned Development that would allow for the construction of 41 single-family residential units (32 Attached, 9 Detached); 2) Request a zone change to add the planned development (PD) combined zone to complement the existing multi-unit residential (RM) zone; and 3) Waiver of El Dorado County Design and Improvement Standard Manual (DISM) standards: Modification of subdivision road improvement Standard Plan 101B: (a) Drive D, reduction of right-of-way width from 50 feet to 39 feet; Reduction in sidewalk width from 6 feet to 4 feet; (b) A, B, and C Drives reduction of right-of-way from 50 feet to 26 feet; reduction of road width from 28 feet to 25 feet; (c) E Drive, reduction of right-of-way width from 50 feet to 45 feet; sidewalks reduced to 4 feet wide; cul-de-sac blub reduced to 42.5-foot radius; and (d) Reduction in driveway setback from curb returns from 25 feet to 4.5 feet. The property, identified by Assessor's Parcel Numbers 102-110-24, 102-110-14, and 102-421-01, consisting of 5.6 acres, are located on the west side of Starbuck Road, approximately 0.5 mile north of the intersection with Green Valley Road, in the Cameron Park Area, Supervisorial District 4. (County Planner: Efen Sanchez) (Mitigated Negative Declaration prepared)

The Planning Commission has recommended approval of these applications based on the Findings and Conditions of Approval on file in Planning Services of the Planning and Building Department.

All persons interested are invited to attend and be heard or to write their comments to the Board of Supervisors at 330 Fair Lane, Placerville, CA 95667 or via e-mail: edc.cob@edcgov.us. 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 Board at, or prior to, the public hearing. Any questions regarding this project 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.

COUNTY OF EL DORADO PLANNING COMMISSION  
ROGER TROUT, Executive Secretary

May 30, 2018  
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