

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:

3/18

All in the year 2020

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

Dated at Placerville, California, this 18th day of MARCH 2020

Allison Rains

Allison Rains

Proof of Publication of 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 April 15, 2020, at 3:00 p.m., to consider the following: Variance V19-0003/Marchiel submitted by NATALIA WIEGZORK, BEN FAGAN DESIGN to allow a reduction of the rear yard setback from 15 feet to 5 feet for the construction of a single-car garage and a single car carport. The property, identified by Assessor's Parcel Number 080-101-006, consisting of 0.17 acre, is located on the north side of Aravaipa Street, approximately 0.4 mile north of the intersection with Pioneer Trail and Jacarilla Drive, in the South Lake Tahoe area, Supervisorial District 5. (County Planner: Melanie Shasha, 530-573-7904) (Categorical Exemption pursuant to Section 15305(a) of the CEQA Guidelines)

Variance V19-0004/Kaplan submitted by EVOLVE DESIGN WORKS, INC., HANNI SCHWIESOW to allow a reduction of the front setback from 20 feet to 0 feet to allow for the construction of a two-car garage. The property, identified by Assessor's Parcel Number 016-554-002, consisting of 0.32 acre, is located on the east side of Sweetwater Court, approximately 200 feet west of the intersection with Cedar-Ridge Road, in the Rubicon area, Supervisorial District 5. (County Planner: Melanie Shasha, 530-573-7904) (Categorical Exemption pursuant to Section 15305(a) of the CEQA Guidelines)

Staff Reports are available two weeks prior at https://edcgov.us/Government/planning/Pages/zoning_administrator.aspx. All persons interested are invited to attend and be heard or to write their comments. 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 submitted at, or prior to, the public hearing. Any written correspondence should be directed to 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
TIFFANY SCHMID, Planning and Building Department Director
March 18, 2020

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