

Mountain Democrat

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

Proof of Publication NOTICE OF PUBLIC HEARING

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:

7/31

All in the year 2020

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

Dated at Placerville, California, on this 31st day of JULY, 2020

Melissa Rainis

Signature

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 September 2, 2020 at 3:00 p.m. to consider the following: Variance V20-0001/O'Daly submitted by LISA O'DALY to allow a reduction of the front setback from 20 feet to 0 feet to allow for the construction of a two-car carport. The property, identified by Assessor's Parcel Number 033-424-006, consisting of 0.25 acre, is located on the east side of Delaware Street, approximately 2,640 feet north of the intersection with North Upper Truckee, 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)

Certificate of Compliance C0019-0009/Curtis submitted by DEBBIE DE RYK, LYON REAL ESTATE for a 5.0 acre parcel created as a result of a gift deed parcel split that exceeded the allowable number of parcels to be created from one parent parcel with a grant deed recorded 5/11/1983 (#2169-567). A grant deed was recorded 8/28/2019 from Airpoint Global Inc., to the current property owners, Jeremiah J. Curtis and Lea B. Curtis. An access easement was created by a grant deed recorded 8/28/2019. The property, identified by Assessor's Parcel Number 109-240-009, consisting of 5.0 acres, is located on the west side of Business Drive, approximately 375 feet southwest of the intersection with Durock Road, in the Shingle Springs area, Supervisorial District 2. (County Planner: Blanca Dinkler, 530-621-5875) (Statutory Exemption pursuant to Section 15268 of the CEQA Guidelines) Tentative Parcel Map P19-0003/Treanor submitted by ROBERT AND KAREN TREANOR to subdivide a 10.01 acre parcel into two parcels of 5.005± acres (Parcel 1) and 5.005± acres (Parcel 2). The property, identified by Assessor's Parcel Number 069-220-023, consisting of 10.01 acres, is located on the east side of Ponderosa Road, approximately 0.5 mile south of the intersection with Green Valley Road, in the Shingle Springs area, Supervisorial District 4. (County Planner: Blanca Dinkler, 530-621-5875) (Mitigated Negative Declaration prepared)** Tentative Parcel Map P19-0011/Lariat submitted by CHAD DOWNEY to subdivide an undeveloped 20.7 acre parcel into four parcels ranging in size from 5.21 acres (Parcel A), 5.07 acres (Parcel B), 5.21 acres (Parcel C), and 5.11 acres (Parcel D). The property, identified by Assessor's Parcel Number 109-250-016, consisting of 20.7 acres, is located on the south side of Lariat Drive, approximately 1,750 feet east of the intersection with Strolling Hills Road, in the Cameron Park area, Supervisorial District 2. (County Planner: Blanca Dinkler, 530-621-5875) (Mitigated Negative Declaration prepared)** Staff Reports are available two weeks prior at [https://edcgov.us/Government/](https://edcgov.us/Government/planning/Pages/zoning_administrator.aspx)

planning/Pages/zoning_administrator.aspx All persons interested are invited to write their comments to the Zoning Administrator in advance of the hearing. In light of COVID-19, all persons may be required to observe and participate in the hearing remotely as in-person attendance may be restricted depending on the current COVID-19 recommendations as the hearing date approaches. For the current remote options, including whether in-person attendance is allowed or a potential change in hearing location if in-person attendance resumes, please check the meeting Agenda no less than 72 hours before the meeting, which will be posted on line at https://edcgov.us/Government/planning/Pages/zoning_administrator.aspx. 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 Zoning Administrator 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.

**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 <https://edc-trk.aspgov.com/etrakit/Search/project.aspx> by typing the first word of the project name in the search box. 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 August 1, 2020, and ending August 30, 2020 (or next business day).

*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
July 31, 2020

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