

Mountain Democrat

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PLANNING DEPARTMENT

Proof of Publication of 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 Dr, 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:

2/24

ALL IN THE YEAR 2021.

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

Dated at Placerville, California, this 24th day
of **FEBRUARY, 2021**

Allison Rous

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 March 17, 2021, at 3:00 p.m., to consider the following: Variance V20-0003/ Prosper Falls submitted by CHERYL BLY-CHESTER request to reduce the required 30-foot side yard setback to five feet to allow for development of an accessory-dwelling unit (ADU) with attached traffic rated wine/root cellar and 3,000-gallon water tank. The property, identified by Assessor's Parcel Number 046-431-014, consisting of 3.96 acres, is located on the west side of Wood Duck Way, approximately 100 feet west of the intersection with Summerhill Road, in the Somerset area, Supervisorial District 2. (County Planner: Bianca Dinkler, 530-621-5875) (Categorical Exemption pursuant to Sections 15303(e) and 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 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 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
February 24, 2021

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