

Mountain Democrat

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Proof of Publication of NOTICE OF PUBLIC HEARING

STATE OF CALIFORNIA
County of El Dorado

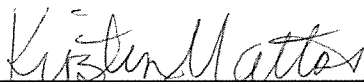
I am a citizen of the United States and a resident of the County aforesaid; I'm over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am principal clerk of the printer at the Mountain Democrat, 2889 Ray Lawyer Drive, a newspaper of general circulation, printed 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:

08/05

All in the year 2016.

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

Dated at Placerville, California, this 8th day
of AUGUST, 2016



Signature

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 August 25, 2016, at 8:30 a.m., to consider Tentative Map TM14-1520/Rezone Z14-0007/Planned Development PD14-0006/Development Agreement DA15-0001/Saratoga Estates submitted by RENASCI DEVELOPMENT, LLC (Agent: Steve Kessler) to request the following: 1) Certification of Environmental Impact Report (EIR) (State Clearing House No. 2015032058) for the Saratoga Estates Residential Project; 2) Adoption of the Mitigation Monitoring and Reporting Program (MMRP); 3) Zone Amendments amending the existing zones from One-Family Residential (R1) and Open Space (OS) to an overall Planned Development Zone District (-PD) combined with two base zone districts as follows: (a) One-Family Residential (R1-PD)-79.17 acres; and (b) Open Space (OS-PD)-42.11 acres; 4) Development Plan to allow efficient use of the land and flexibility of development under the proposed tentative subdivision map, subject to revised development standards, e.g.: lot size, height limits, and setbacks, for the proposed zones, and to include gated private roads to serve the development; 5) Tentative Subdivision Map on the 121.28 acre property creating a total of 317 single family residential lots ranging in size from 5,972 square feet to 23,516 square feet; three park lots, three open space lots, six landscape lots, four road lots, and one park/public utility lot; 6) Design waivers are requested to allow the following: (a) Modify Standard Plan 101B to reduce Right of Way and roadway width for internal subdivision streets from 50 feet to 40 feet Right of Way and from 36 feet to 29 feet curb face to curb face, respectively; (b) Modify Standard Plan 103A-1 to allow driveways to be within 25 feet from a radius return, allow driveway widths to be reduced from 16 feet to 10 feet for single car garage and 16 feet wide driveway for two-car garage, and omit 4-foot taper to back of curb; (c) Modify Standard Plan 101B to reduce sidewalk widths from 6 feet with 0.5-foot from face of curb to 4.5 feet from face of curb to back of sidewalk along interior roads (from FC to BW); (d) Modify Standard Plan 101B to allow sidewalks on one side of the roadway only for streets without residential frontage (M, N, I, G, and D Streets, C Court, and a portion of A and B Streets); and (e) Allow tangents shorter than 100 feet between reversed curves on local streets; and 7) Approval of the Saratoga Estates Development Agreement. The property, identified by Assessor's Parcel Number 120-070-02, consisting of 121.28 acres, is located north of Highway 50 at the terminus of Saratoga Way and Wilson Boulevard, in the Community Region of El Dorado Hills, Supervisorial District 1. [County Planner: Jennifer Franich] (Environmental Impact Report 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 Community Development Agency, Development Services Division-Planning Services, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: planning@edcgov.us
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
August 5, 2016
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