

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:

11/09

All in the year 2015.

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

Dated at Placerville, California, this 10th day
Of NOVEMBER, 2015


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 December 10, 2015, at 8:30 a.m., to consider the following: Special Use Permit S15-0011/Verizon Wireless Communication Facility Cedar Ravine Monopole submitted by VERIZON WIRELESS (Agent: Epic Wireless/Mark Lobaugh) to request the construction of a new 88-foot tall monopole tower to replace an existing 53-foot monopole within an existing wireless communication facility, six antennas with nine remote radio heads and two surge protectors on three sectors mounted at 80-feet, up to four outdoor equipment cabinets on a 10- by 18-foot concrete pad, a 30kw standby diesel generator on a 5- by 10-foot concrete pad, and related ground equipment all within a 50- by 50-foot existing lease area. Access to the site would be provided by a proposed 12-foot wide non-exclusive Verizon Wireless access easement containing an approximately 2,200-foot long existing gravel driveway taking access off Harris Court. The property, identified by Assessor's Parcel Number 051-430-27, consisting of 76 acres, is located on the southeast side of Harris Court, approximately 3,000 feet southeast of the intersection with Harris Road, in the Placerville Area, Supervisorial District 3. [County Planner: Rob Peters] (Negative Declaration prepared)

General Plan Amendment A11-0006/Rezone Z11-0008/Planned Development PD11-0006/Tentative Map TM11-1505/Development Agreement DA14-0001/Dixon Ranch submitted by DIXON RANCH VENTURES, LLC to request the following: 1) Certification of Environmental Impact Report (EIR) (State Clearing House No. 2012062023) for the Dixon Ranch Residential Subdivision and adoption of the Mitigation Monitoring and Reporting Program (MMRP); 2) General Plan Amendment amending the land use designations from Low Density Residential (LDR)-278.99 acres and Open Space (OS)-1.28 acres to High Density Residential (HDR)-186.28 acres, Medium Density Residential (MDR)-21.40 acres, Low Density Residential (LDR)-5.02 acres, and Open Space (OS)-67.59 acres; 3) Zone Amendments amending the existing zones from Exclusive Agriculture (AE)-279.95 acres and Estate Residential Five-Acre (RE-5)-0.32 acre to an overall Planned Development Zone District (-PD) combined with six base zone districts as follows: One-Family Residential (R1-PD)-177.04 acres; One-Acre Residential (R1A-PD)-5.52 acres;

Single-Family Three-Acre Residential (R3A-PD)-15.88 acres; Estate-Residential Five-Acre (RE-5-PD)-5.02 acres; Recreation Facility (RF-PD)-9.22 acres; and Open Space (OS-PD)-67.59 acres; 4) Development Plan for Phase 1 of the project 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 limit, and setbacks, for the proposed zones and to include gated private roads to serve the development; and Conceptual Development Plan for Phase 2 of the project, which will require a subsequent tentative map and development plan after County adopts an Oak Woodland Management Plan and in-lieu fee program consistent with General Plan Policy 7.4.4.4, Option B; 5) Tentative Subdivision Map on the 280.27 acre property consisting of: A) Large Lot Tentative Subdivision Map (Phase 0) creating 33 large lots for financing and phasing purposes, ranging in size from 0.27 acre to 62.25 acres; B) Small Lot Tentative Subdivision Map for Phase 1 of the project creating a total of 411 single family residential lots ranging in size from 4,725 square feet to 5 acres on 193.15 acres of the project site; one public park lot; one clubhouse lot; eight open space lots; 10 landscape lots; six road lots; and one sewer lift station lot; and C) Conceptual approval of the Small Lot Tentative subdivision Map for Phase 2 of the project creating the remaining 194 single family residential lots ranging in size from approximately 4,725 square feet to 1.2 acres on the remaining 77.12 acres of the project site; one neighborhood park; and the remaining open space, landscape, and road lots necessary to serve the subdivision; and 6) Design waivers are requested from Standard Plan 101B, or as indicated, to allow the following: A) Reduced right-of-way (ROW) and roadway width for 'A' Drive and 'B' Circle to a 50 foot

ROW with a 36 foot paved width from curb face to curb face, with reduced paved width of 28 feet curb face to curb face on 'B' Circle near the intersection of 'A' Drive and 'B' Circle only; B) Reduced roadway width for 'C' Drive to 24 feet from curb face to curb face in the vicinity of the Green Springs Creek crossing; C) Reduced ROW and roadway width for 'D' Drive through 'N' Drive and 'P' Drive through 'Y' Drive to a 40 foot ROW with a 30 foot paved width from curb face to curb face; D) Reduced roadway width for dead-end roads in excess of 500 feet to 30 feet from curb face to curb face; E) Modify Standard Plan 103A-1 to: (1) Allow driveway to be within 25 feet from a radius return; (2) Reduce minimum driveway widths from 16 feet to 10 feet wide for secondary single car garages where a larger driveway for the same property is also proposed; and (3) Eliminate 4 foot taper to back of curb; F) Reduced sidewalk width to 5 feet (4.5 feet from back of curb to back of walk); G) Reduced gutter pan width for both vertical and rolled curb and gutter to 10 inches and 8 inches, respectively; H) Sidewalks on one side of roads that serve the Age-Restricted, Small Lot Village, and Large Lot Village units, only; I) Reverse horizontal curves without a 100 foot tangent; J) Reduced ROW and roadway width for hammerhead and Wye turnarounds; K) Maximum centerline grade for 'A' Drive to be 12 percent; and L) Reduced intersection spacing to less than 300 feet between the intersections of 'B' Drive/A Drive and 'B' Circle/E Drive. The property, identified by Assessor's Parcel Numbers 128-020-01, 128-020-02, 128-020-03, 128-020-04 and 128-150-23, consisting of 280.27 acres, is located on the south side of Green Valley Road, approximately 150 feet east of the intersection with Malcolm Dixon Road, in the Community Region of El Dorado Hills, Supervisorial District 1. [County Planner: Lillian MacLeod] (Environmental Impact Report prepared; State Clearing House No. 2012062023) Staff Reports are available two weeks prior at <https://el dorado.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@edc.gov. 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 Community Development Agency, Development Services Division-Planning Services, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at <http://edcapps.edc.gov.us/Planning/ProjectInquiry.asp>. 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 November 10, 2015, and ending December 9, 2015. 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
November 9, 2015

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