

Mountain Democrat

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

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:

05/15

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 15th day of MAY, 2015.



Signature

Proof of Publication of NOTICE OF PUBLIC HEARING

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 June 11, 2015, at 8:30 a.m., to consider Tentative Map TM14-1521/East Ridge Village submitted by EAST RIDGE HOLDINGS, LLC to request the following: 1) Tentative Subdivision Map of the 734-acre property consisting of: a) Large-Lot Tentative Subdivision Map (Phase 0) creating 66 large lots for financing and phasing purposes, ranging in size from 0.06 acre to 58 acres; and b) Small-Lot Tentative Subdivision Map creating a total of 759 lots consisting of 701 residential lots, 41 landscape lots, 6 roadway lots, two recreational park lots, one sewer lift station lot, one water tank lot, and one pump station lot; and 2) Design waivers of the following Design and Improvement Standards Manual (DISM) standards: a) Modify Hillside Design Standard minimum shoulder width from 3 foot (on downhill side only) to 1 foot beyond sidewalk where sidewalks are present or 2 feet beyond exposed pavement of curb/AC dike surfaces when sidewalks are not present; b) Modify Standard Plan 103A-1 to allow driveway to be within 25 feet from a radius return, reduce minimum driveway width from 16 to 10 feet for single car garages only, and omit 4-foot taper to back of curb; c) Exceed 3 to 1 lot depth-width ratio for residential lots including Lots 36-43 and 688-691; d) Reduce required roadway width for dead end roads from 36 feet wide to a minimum pavement width of 24 feet; e) Allow for reverse horizontal curves without a 100-foot tangent, except on Valley View Parkway; f) Allow for Valley View Parkway to exceed 10 percent gradient and be designed at 12 percent maximum gradient; and g) Allow use of reduced vertical curve standards for vertical curve design, consistent with American Association of State Highway and Transportation Officials' "A Policy on Geometric Design of Highways and Streets" (AASHTO) when AASHTO allows for less restrictive design standards. The property, identified by Assessor's Parcel Numbers 118-130-28, 118-130-31, 118-130-35, and 118-130-40, consisting of 734 acres, is located approximately 2,600 feet east of Valley View Parkway from its intersection with White Rock Road, in the El Dorado Hills area, Supervisorial District 2. [County Planner: Mel Pabalinas] (Exemption pursuant to Section 15142 of the CEQA Guidelines)**

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.

**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 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
May 15, 2015
5/15

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