

# Mountain Democrat

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(2015.5 C.C.P.)

## Proof of Publication of NOTICE OF PUBLIC HEARING

STATE OF CALIFORNIA  
County of El Dorado

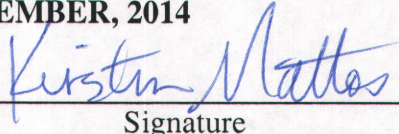
I am a citizen of the United States and a resident of the County aforesaid; I'm over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am principal clerk of the printer at the Mountain Democrat, 2889 Ray Lawyer Drive, a newspaper of general circulation, printed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

12/19

All in the year 2014

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

Dated at Placerville, California, this 19<sup>th</sup> day of **DECEMBER, 2014**



Signature

### NOTICE OF PUBLIC HEARING

The County of El Dorado Board of Supervisors will hold a public hearing in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667 on January 13, 2015, at 2:00 p.m., to consider General Plan Amendment A14-0005/Rezone Z14-0009/Tentative Map TM14-1514/El Dorado Springs 23 submitted by Standard Pacific Homes Corporation (Agent: MJM Properties) to consider the following: 1) General Plan Amendment amending the land use designation from Multifamily Residential (MFR) to High Density Residential (HDR); 2) Rezone from Multifamily Residential-Design Control (RM-DC) to One-Family Residential (R1); 3) Tentative map subdividing 21.65 acres into 58 total lots consisting of 49 residential lots, one private road lot (Lot R1), future Right-of-Way lot (R2), and seven open space/landscape lots. The map includes a Phasing Plan for the financing or phasing of the residential development into two phases; and 4) Design waiver of the following Design and Improvement Standards Manual (DISM) standards: (a) Reduction of Right-of-Way for A through C Drives from 50 feet to and 40 feet; (b) Reduction of road width for A through C Drive from 36 feet to 29 feet; (c) Allow driveway to be within 25 feet from a radius return, allow 10-foot wide driveway for single car garages and 16-foot wide driveway for two-car garages, and omit 4-foot taper to back of curb; and d) Reduce standard sidewalk width from 6-foot wide to 4-foot wide, allow sidewalk on one side of the internal road, only. The property, identified by Assessor's Parcel Number 117-010-05, consisting of 21.65 acres, is located approximately 360 feet southwest of the intersection with White Rock Road and Stonebriar Drive, in the El Dorado Hills area, Supervisorial District 1. [Project Planner: Mel Pabalinas] (Mitigated Negative Declaration prepared)

The Planning Commission has recommended approval of these applications based on Findings and Conditions of Approval on file in Planning Services.

All persons interested are invited to attend and be heard or to write their comments to the Board of Supervisors at 330 Fair Lane, Placerville, CA 95667 or via e-mail: edc.cob@edcgov.us. 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 Board at, or prior to, the public hearing. Any questions regarding this project 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.

COUNTY OF EL DORADO  
PLANNING COMMISSION  
ROGER TROUT, Executive Secretary  
December 19, 2014  
12/19

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