

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:

01/29/14

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

Dated at Placerville, California, this 29th day of JANUARY, 2014


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 February 27, 2014, at 8:30 a.m., to consider the following: Specific Plan Amendment SP13-0002/Rezone Z13-0002/Planned Development PD13-0001/Tentative Map TM13-1511/Serrano Villages J5 & J6 submitted by SERRANO ASSOCIATES, LLC request for 1. Amendment to the El Dorado Hills Specific Plan reducing the commercial acreage required in Village J from 45 acres to approximately 12 acres; 2. Rezone of approximately 4.5-acres within the proposed subdivision from Planned Commercial-Planned Development (CP-PD) to One-family Residential-Planned Development (R1-PD); 3. Development plan to modify the one-family residential zone standards; 4. A tentative subdivision map on a 36.54 acre site in Serrano Villages J5 and J6 creating: a) 119 lots, ranging in size from 6000 to 15,000 square feet; b) Nine landscape lots, ranging in size from 0.1 to 1.26 acres; c) One passive park measuring 2.65 acres in size; and d) A 1.65-acre road easement for the future Sienna Ridge Drive; and 5. Design waiver(s) have been requested for the following: a) Modifications to Standard Plan 101B for reduction of roadway right-of-way from 50 feet to varying widths ranging from 35 to 42 feet and sidewalk widths from six feet to four feet; b) Elimination of sidewalks on one side of A, C, D, E, G, and I Streets, and F, G, and H Courts; c) Reductions of cul-de-sac right-of-way radius from 60 feet to 45.5 feet and road width radius from 50 feet to 40 feet at the end of F, G, and H Courts; and reduction from 100 feet centerline curve radius to 50 feet for "elbow" curves on A, C, and I Streets and G Court; and d) Modification of the standard road encroachment under Standard Plan 110 to allow for an entry gate and landscaping median. The property, identified by Assessor's Parcel Numbers 123-040-07, 123-040-09, and 115-400-13, consisting of 36.54 acres, is located on the east side of Bass Lake Road, immediately east of the intersection with Serrano Parkway, in the El Dorado Hills area, Supervisorial District 1. [Project Planner: Lillian MacLeod] (Statutory Exemption pursuant to Section 15182 of the CEQA Guidelines)**

Staff Reports are available two weeks prior at

http://edcgov.us/Government/Planning/Planning_Commission_Current_Agenda.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 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
January 29, 2014

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