

# Mountain Democrat

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PLANNING DEPARTMENT

## 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, 1360 Broadway, 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:

02/06

All in the year 2013

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

Dated at Placerville, California, this 6<sup>th</sup> day of FEBRUARY, 2013

*Kirsten Mattes*

Signature

\$75<sup>00</sup>

**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 February 26, 2013, at 3:00 p.m., to consider General Plan Amendment A11-0003/Rezone Z11-0004/Planned Development PD11-0002/Parcel Map P11-0003/Green Valley Center submitted by WINN COMMUNITIES, LLC (Agent: RSC Engineering) for the following: 1) General Plan Amendment amending the land use designation from High Density Residential (HDR) to Commercial (C); 2) Rezone from One-Family Residential-Planned Development (R1-PD) to Commercial-Planned Development (C-PD); 3) Preliminary Planned Development Permit for the proposed commercial development consisting of three commercial buildings totaling 26,815 square feet served with on-site parking, landscaping, and signs; 4) Tentative Parcel Map creating a total of three commercial parcels ranging from 1.53 to 3.04 acres in size; 5) Findings of Consistency with interim Interpretive Guidelines for General Plan Policy 7.3.3.4 (Wetland Buffers and Setbacks) involving proposed reduced wetland setback from 50 feet to 25 feet; and 6) Design Waiver request reducing standard sidewalk width from 8-foot to 6-foot along Francisco Drive and Cambria Way. The property, identified by Assessor's Parcel Number 124-140-33, consisting of 6.85 acres, is located at the southwest corner of Green Valley Road and Francisco 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 the General Plan Amendment and Rezone applications based on the Findings on file in Planning Services. The Planning Commission has recommended denial of the Planned Development and Parcel Map applications. A Mitigated Negative Declaration for the modified Green Valley Center project consisting only of a General Plan Amendment (A11-0003) and Rezone (Z11-0004) has been prepared.

\*This is a notice of intent to adopt the mitigated negative declaration that has been prepared for this project and which may be reviewed and/or obtained in the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at <http://edcapps.edcgov.us/Planning/ProjectInquiry.asp>.

A 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 mitigated negative declaration set forth in CEQA for this project is twenty days, beginning February 6, 2013, and ending February 25, 2013.

All persons interested are invited to attend and be heard or to write their comments to the County of El Dorado Board of Supervisors at 330 Fair Lane, Placerville, CA 95667 or via e-mail: [edc.cob@edcgov.us](mailto: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 Planning Services, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: [planning@edcgov.us](mailto:planning@edcgov.us).

COUNTY OF EL DORADO  
PLANNING COMMISSION  
ROGER TROUT, Executive Secretary  
February 6, 2013  
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