

Mountain Democrat

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

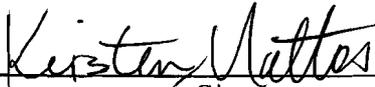
STATE OF CALIFORNIA
County of El Dorado

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:

01/27/14

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

Dated at Placerville, California, this 27th 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 SP13-0001/Planned Development Revisions PD95-0002-R, PD95-0007-R/Parcel Map P12-0004/Special Use Permit S13-0017 El Dorado Hills Retirement Residence submitted by LENITY ARCHITECTURE, LLC (Agent: Mark Lowen) to request: 1. El Dorado Hills Specific Plan Amendment to allow a residential senior care facility in Village U and to revise applicable development standards; 2. Development Plan amendment for Town Center West to allow a residential senior care facility in Area A, zoned CG-PD and to revise development standards; 3. Parcel map creating one 14.8 acre and one 5.5 acre lot; 4. Development plan revision to the existing commercial facility consistent with lot boundaries under the proposed parcel map; and 5. Special Use Permit for the proposed residential senior care facility comprising a 114,000 square foot, three-story building containing 130 units of studios, one and two bedroom suites, and dining and recreation facilities. Meals, house-keeping, personal services, van service, and recreation activities will be provided 24 hours a day. A total of 18 employees are planned for the facility. No medical or nursing care will be provided. The property, identified by Assessor's Parcel Number 117-160-38, consisting of 20.30 acres, is located on the south side of Town Center Boulevard approximately 800 feet southwest of the intersection with Latrobe Road, in the El Dorado Hills area, Supervisorial District 1. [Project Planner: Lillian MacLeod] (Mitigated negative declaration prepared)*

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 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 Planning Services, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at <http://edcapps.edcgov.us/Planning/ProjectInquiry.asp>. A negative declaration of 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 January 27, 2014, and ending February 25, 2014.

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 27, 2014

1/27

06542087