

# Mountain Democrat

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

STATE OF CALIFORNIA  
County of El Dorado

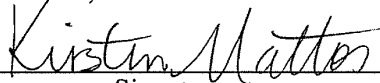
I am a citizen of the United States and a resident of the County aforesaid; I'm over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am principal clerk of the printer at the Mountain Democrat, 2889 Ray Lawyer Drive, a newspaper of general circulation, printed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

10/23

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 23<sup>rd</sup> day of OCTOBER, 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 November 12, 2015, at 8:30 a.m., to consider Rezone Z08-0003/Planned Development PD08-0005/Tentative Subdivision Map TM08-1465/Serrano Village C-2 submitted by SERRANO ASSOCIATES, LLC for the following requests: 1) Rezone of the subject properties as follows: (A) Approximately 8.4-acre portion of APN 122-590-01 and 1.4-Acre portion of 122-580-27 from One-Family Residential-Planned Development (R1-PD) District to One-Half Acre Residential-Planned Development (R-20,000-PD) District; (B) Approximately 12.3-acre portion of APN 122-590-01 and 4.5-acre portion of 122-580-27 from One-Family Residential-Planned Development (R1-PD) District to Open Space-Planned Development (OS-PD); (C) Approximately 16.3-acre portion of APN 122-130-14 and 0.1-acre portion of 122-140-03 from Open Space-Planned Development (OS-PD) District to One-Half Acre Residential-Planned Development (R-20,000-PD) District; and (D) Approximately 1-acre portion of APN 122-030-05 from One-Half Acre Residential (R-20,000) District to Open Space-Planned Development (OS-PD) District; 2) Tentative Subdivision Map of 121.8 acres creating 50 residential lots ranging from .45 acre to 0.9 acre in size and four Open Space lots ranging from 0.6 acre to 34.7 acres in two phases; 3) Development Plan for the proposed residential subdivision with modifications to the One-Half Acre Residential (R-20,000) District development standards including rear and side yard setbacks; 4) Design Waiver of the following El Dorado County Design and Improvement Standard Manual (DISM) standards: (A) Modification of the following road improvements under Standard Plan 101 B: (1) Reduction of right-of-way width from 50 feet to 46 feet for A and B Streets, and from 50 feet to 36 feet for C Court; (2) Reduction of road width from 36 feet to 28 feet for C Court; (3) Construction of sidewalk reduced from 8-foot wide to 4-foot wide on one side of A and B Streets; (4) Elimination of sidewalks on C Court; (B) Exceed standard street gradient of 12% for C Court and portions of A Street measuring up to 15 % grade; and (C) Reduction of cul-de-sac radius at the end of C Court and A Street from 50 feet to 47 feet and improved surface radius from 50 feet to 40 feet. The property, identified by Assessor's Parcel Numbers 122-030-05, 122-130-14, 122-140-03, 122-580-27 and a portion of 122-590-01, consisting of 121.8 acres, is located approximately 1,200 feet east of the Silva Valley Parkway at the southeastern area of the intersection of Village Green Drive and Russi Ranch Drive, in the Serrano Master Planned Development, in the El Dorado Hills area, Supervisorial District 1. [County Planner: Mel Pabalinas] [Statutory Exemption pursuant to Section 15182 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](mailto: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  
October 23, 2015

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