

Mountain Democrat

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

STATE OF CALIFORNIA
County of El Dorado

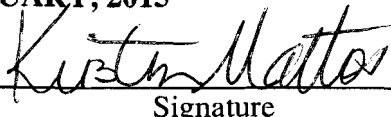
I am a citizen of the United States and a resident of the County aforesaid; I'm over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am principal clerk of the printer at the Mountain Democrat, 2889 Ray Lawyer Drive, a newspaper of general circulation, printed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

02/09

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 9th day of
FEBRUARY, 2015



Signature

Proof of Publication of NOTICE OF PUBLIC MEETING

NOTICE OF PUBLIC MEETING

The County of El Dorado Planning Commission will hold a public meeting in the Building C Hearing Room, 2850 Fairlane Court, Placerville, CA 95667 on February 26, 2015, at 2:00 p.m., to have an information-only workshop on the Dixon Ranch Residential project (General Plan Amendment A11-0006/Rezone Z11-0006/Planned Development PD11-0006/Tentative Map TM11-1505) to discuss the project description with the Planning Commission prior to public hearing on the applications and Final Environmental Impact Report (FEIR). Any public comments are welcome and will be received and filed. No action by the Planning Commission will be taken. Supervisorial District 1. [Project Planner: Lillian MacLeod]

PROJECT LOCATION: The approximately 280-acre project site is comprised of four parcels which include Assessor's Parcel Numbers 126-020-01, 126-020-02, 126-020-03, 126-020-04, and 126-150-23. The project site is south of Green Valley Road, near its intersection with Malcolm Dixon Road within El Dorado County.

PROJECT DESCRIPTION: The proposed project would result in the creation of 605 residential parcels containing 604 new single-family detached residential units and the retention of the Dixon Residence. One existing vacant and dilapidated residence on the project site would be demolished. One 5-acre lot would be created, which would include the existing Dixon Residence. Approximately 160 of these units would be age-restricted to older adults. The project includes approximately 84 acres (30 percent) of open space, including parks, trails, landscaped lots, and open spaces. The project includes on-site and off-site infrastructure to serve the development. Construction of a clubhouse for the age restricted residents is also proposed. The project would be divided into two phases that relate to resolution of issues associated with the County's Oak Woodland Management Plan. Required project approvals would include: a General Plan Amendment (From Low-Density Residential and Open Space to Low-Density Residential, Medium-Density Residential, and High-Density Residential); a Zone Change (From Exclusive Agricultural [AE] and Estate Residential Five Acre [RE-5] to One-Family Residential-Planned Development [R1-PD], One-Acre Residential-Planned Development [R1A-PD], Single-Family Three Acre Residential-Planned Development [R3A-PD], and Estate Residential Five Acre-Planned Development [RE-5-PD]); a Planned Development (Development Plan to allow over 50 units as required by the General Plan); a Tentative Map (Creating 605 units); a Development Agreement (To Be Determined); annexation into the El Dorado Irrigation District; annexation into the El Dorado Hills Community Service District; and annexation into the El Dorado Hills County Water District (El Dorado Hills Fire Department).

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@edogov.us.

COUNTY OF EL DORADO
PLANNING COMMISSION
ROGER TROUT, Executive Secretary
February 9, 2015

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