

Mountain Democrat

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

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, 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:

01/24/14

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

Dated at Placerville, California, this 24th day of **JANUARY, 2014**



Signature

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: Tentative Map TM12-1508/Valley View Village Lot X submitted by LENNAR WEST VALLEY LLC (Agent: CTA Engineering and Surveying) to request 1. Tentative Map to create 61 residential lots ranging in size from approximately 3000 to 6200 square feet, and one lettered open space lot; and, 2. Design Waivers to allow for the following: (a) Modify the Valley View Specific Plan local road cross section to allow a 4 foot sidewalk adjacent to back of rolled curb and a 24 foot road surface instead of a 28 foot road surface and an 8 foot planter between travel way and sidewalk; and (b) Reduce 52 foot right of way to 38 feet for Roads A and B, and 25 feet for the right turn only secondary egress, Road C. The property, identified by Assessor's Parcel Number 118-140-63, consisting of 7.85 acres, is located on the northwest corner of Blackstone Parkway and Clubview Drive, in the El Dorado Hills area, Supervisorial District 2. [Project Planner: Peter Maurer] (EIR Addendum pursuant to Section 15164 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 24, 2014
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