

Mountain Democrat

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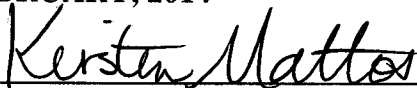
STATE OF CALIFORNIA
County of El Dorado

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:

02/07/14

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

Dated at Placerville, California, this 7th day of FEBRUARY, 2014



Signature

Proof of Publication of NOTICE OF PUBLIC HEARING

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 25, 2014, at 2:00 p.m., to consider Specific Plan Amendment SP94-0001-R/Valley View Specific Plan Amendment and Tentative Map TM12-1506/West Valley View Village Lot W submitted by THE NEW HOME COMPANY (Agent: CTA Engineering and Surveying) to request the following: (1) Specific Plan Amendment to amend the land use identified in Figure 4.2 "Valley View Land Use Plan" of the Valley View Specific Plan for the following properties: A. Assessor's Parcel Numbers 118-140-63 and -65 (Lots X & W) from Village Center (VC) to Core Residential (CR); B. Assessor's Parcel Number 118-140-61 (Lot V) from Mixed Use (MU) to Core Residential (CR); C. Assessor's Parcel Number 118-130-01 (The Vineyards) from Core Residential (CR) to Village Center (VC); D. Assessor's Parcel Number 118-130-18 (Mercy Housing) from Core Residential (CR) to Multifamily Residential (MFR); and E. An 11 acre portion of Assessor's Parcel Number 118-130-33 from Multifamily Residential (MFR) to Open Space (OS); (2) Amend Figure 4.1 "Land Use Table" of the Valley View Specific Plan to reflect the land use amendments made to the identified properties; (3) Tentative Map on Assessor's Parcel Number 118-140-65 (Lot W) creating 73 residential lots ranging in size from approximately 3,100 square feet to 6,200 square feet, with 7 lettered lots; and (4) Design Walkways 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 37 feet for the main loop, to 35 feet for the north exit, to 33 feet for the tee courts, and to 28 feet for the stub street. The property, identified by Assessor's Parcel Numbers 118-140-61, 118-140-63, 118-140-65, 118-130-01, 118-130-18 and a portion of 118-130-33, consisting of a total of 79.66 acres (70 acres: SP94-0001-R/Valley View Specific Plan; and 9.66 acres: TM12-1506/West Valley Village Lot W), is located: (A) SP94-0001-R/Valley View Specific Plan: Both sides of Valley View Parkway, just south of White Rock Road; both sides of Clubview Drive east of Latrobe Road; and the northeast corner of Latrobe Road and Royal Oaks Drive, in the El Dorado Hills area, Supervisorial District 2; and (B) TM12-1506/West Valley Village Lot W: Southeast corner of Latrobe Road 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)

The Planning Commission has recommended approval of these applications based on Findings and Conditions of Approval on file in Planning Services.

All persons interested are invited to attend and be heard or to write their comments to the Board of Supervisors at 330 Fair Lane, Placerville, CA 95667 or via e-mail: 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.

COUNTY OF EL DORADO PLANNING COMMISSION

ROGER TROUT, Executive Secretary

February 7, 2014

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