

# Mountain Democrat

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

## Proof of Publication 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:

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ALL IN THE YEAR 2017

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

Dated at Placerville, California, on this 7<sup>th</sup> day of JUNE, 2017

*Allison Rains*

Allison Rains

### 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 June 27, 2017, at 2:00 p.m., to consider Specific Plan Amendment SP13-0002/Rezone Z13-0002/Planned Development PD13-0001/Tentative Subdivision Map TM13-1511/ Serrano Village J5/J6 submitted by SERRANO ASSOCIATES, LLC to request the following: 1) Specific Plan Amendment (SP13-0002) changing the El Dorado Hills Specific Plan Land Use Map and Zone Map reducing the commercial acreage required in the Village J area from 15.95 acres to approximately 11.68 acres; 2) Rezone (Z13-0002) of approximately 4.27-acre portion of Assessor's Parcel Number 123-570-03 from Community Commercial-Planned Development (CC-PD) to Single-Unit Residential-Planned Development (R1-PD); 3) A phased Tentative Subdivision Map (TM13-1511) of 36-acre property creating a total of 148 residential lots, revising the approved Serrano Village J6 Tentative Subdivision Map/Planned Development (TM08-1479/PD08-0019) and Serrano Village J5, Phase 2 Commercial Planned Development/Tentative Parcel Map (PD08-0020/P08-0029). The map includes the following Design Waivers modifying the El Dorado County Design and Improvement Standard Manual (DISM) road and improvement standards for the subdivision: A) Modification to Standard Plan 101B for the reduction of the Right-of-Way, and road improvement widths, and for the construction of reduced sidewalks (six feet width to four feet in width) on one side of the street: (1) Right-of-Way width from 50-feet to 36-feet: A Street- station 1+49 to 3+42; C Street- station 9+37.84 to station 15+33.79, A Court, C Court, D Court, E Court, and F Court; and (2) Right-of-Way width from 50-feet to 42 feet: A Street- station 3+70 to station 12+50, B Street, C Street- station 3+38.44 to station 9+37.84, D Street, and G Street. B) Construction of cul-de-sac within reduced right-of-way radius from 60-ft to 45.5-ft and a road width (edge of pavement) radius from 50-ft to 40-ft; C) Construction of modified Type 1 and 2 curb gutter as shown on the Tentative Map. The gutter pan will be reduced to 12 inches from face of curb to edge of pavement; D) Construction of road encroachment under Standard Plan 110 with modification to allow for an entry gate and landscape median as shown on the Tentative Map; E) Construction of A Street (at Lots 13 and 14), C Street (at Lot 96), and D Street (at Lot 116) with reduced 100-foot centerline curve radii to 41-ft as shown on the Tentative Map; F) Exceed 3:1 lot length-to-width ratio for Lots 13, 14, 110, and 114; and G) Exceed standard street gradient of 12 percent for C and E Courts with maximum grade of up to 15 percent grade; and 4) Planned Development (PD13-0001) establishing an official Subdivision Plan for Serrano Village J5/J6 Tentative Subdivision Map with modification to Single-Unit Residential (R1) minimum development standards including lot area, lot width, and yard setbacks. The property, identified by Assessor's Parcel Numbers 123-570-03 and 123-570-04, consisting of 36.03 acres, is located on the east side of Bass Lake Road, immediately east of the intersection with Sienna Ridge Drive, in the El Dorado Hills area, Supervisorial District 1. (County Planner: Mel Pabalinas) (Addendum to the El Dorado Hills Specific Plan Environmental Impact Report prepared pursuant to the California Environmental Quality Act Guidelines Sections 15162 and 15164)

The Planning Commission has recommended denial of these applications.

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 and Building Department, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: planning@edcgov.us.

COUNTY OF EL DORADO PLANNING COMMISSION  
ROGER TROUT, Executive Secretary  
June 7, 2017

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