

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:

9/27

All in the year 2019

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

Dated at Placerville, California, on this 27th day of SEPTEMBER, 2019

Allison Rains

Allison Rains

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 October 24, 2019, at 8:30 a.m., to consider: Tentative Subdivision Map Revision TM08-1477-R/Ridgeview Village Unit No. 9 submitted by PACIFIC STATES DEVELOPMENT to request the following: (1) Addition of a Phasing Plan (two phases) in accordance El Dorado County Subdivision Ordinance Section 120.28.010 and Subdivision Map Act Section 66456.1 for financing and phasing purposes. Phase 1 consists of 21 residential lots and Phase 2 with 23 residential lots; (2) Re-alignment of the off-site sewer line through an off-site property (Assessor's Parcel Number 120-610-018); and (3) Revisions to and replacement of Condition of Approval Nos. 7 through 9 with the provisions of the Oak Resources Management Plan under El Dorado County Zoning Ordinance Chapter 130.39-Oak Resource Conservation. The property, identified by Assessor's Parcel Number 120-010-001, consisting of 16.84 acres, is located approximately 160 feet south from the intersection of Powers Drive and Beatty Drive, in the El Dorado Hills area, Supervisorial District 1. (County Planner: Mel Pabalinas, 530-621-5369) (Negative Declaration prepared)

Conditional Use Permit S18-0012/Planned Development PD18-0002/EDH-Folsom Self Storage submitted by EDH GREEN VALLEY HOLDINGS, LLC to request the following: (1) Conditional Use Permit for the phased construction and operation of a self-storage facility consisting of 13 storage buildings totaling 149,000 square feet, 230 temporary outdoor RV and boat parking spaces between construction of Phase Two and Final Phase, and a two-story manager office and apartment. The final site configuration would not include any outdoor storage; and (2) Planned Development to establish a development plan for the project. The property identified by Assessor's Parcel Number 124-301-003, consisting of 9.55 acres, is located on the south side of Green Valley Road, approximately 250 feet south of the intersection with Sophia Parkway in the El Dorado Hills Community Region, Supervisorial District 1. (County Planner: Emma Carrico, 530-621-5875) (Mitigated Negative Declaration prepared)

The draft mitigated negative declaration for S18-0012/PD18-0002/EDH-Folsom Self Storage addresses environmental issues, including Aesthetic/Visual, Agricultural Land, Air Quality, Archeological/Historical, Biological Resources, Drainage/Absorption, Forest Land/Fire Hazard, Geologic/Seismic, Minerals, Noise, Population/Housing Balance, Public

Services/Facilities, Recreation/Parks, Schools/Universities, Sewer Capacity, Soil Erosion/Compaction/Grading, Solid Waste, Toxic/Hazardous, Traffic/Circulation, Vegetation, Water Quality, Water Supply/Groundwater, Wetland/Riparian, Growth Inducement, Land Use, and Cumulative Effects. No hazardous waste sites are located within the vicinity of the project. Mitigation has been identified which would reduce potentially significant impacts to a level of insignificance.

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

This is a notice of intent to adopt the negative declaration or mitigated negative declaration that has been prepared for this project and which may be reviewed and/or obtained in the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at <https://edcgov.trakit.net/eTRAKIT/Search/project.aspx> by typing the first word of the project name in the search box. A negative declaration or mitigated negative declaration is a document filed to satisfy CEQA (California Environmental Quality Act). This document states that there are no significant environmental effects resulting from the project, or that conditions have been proposed which would mitigate or reduce potential negative effects to an insignificant level. The public review period for the negative declaration or mitigated negative declaration set forth in CEQA for this project is thirty days, beginning September 24, 2019, and ending October 23, 2019.

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
TIFFANY SCHMID, Executive Secretary
September 23, 2019
9/27

6974