

Mountain Democrat

PROOF OF PUBLICATION
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Proof of Publication NOTICE OF PUBLIC HEARING

STATE OF CALIFORNIA
County of El Dorado

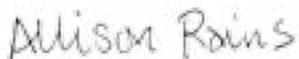
I am a citizen of the United States and a resident of the County aforesaid; I'm over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am principal clerk of the printer at the Mountain Democrat, 2889 Ray Lawyer Drive, a newspaper of general circulation, printed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

9/12

ALL IN THE YEAR 2025

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

Dated at Placerville, California, this 12th day of SEPTEMBER, 2025



Signature

Allison Rains
Legals Clerk

NOTICE OF PUBLIC HEARING

The County of El Dorado Planning Commission will hold a public hearing in the Planning Commission Hearing Room, 2850 Fairlane Court, Placerville, CA 95667 on September 25, 2025, at 8:30 a.m., to consider the following: Conditional Use Permit CUP24-0011/Kuhl submitted by Michael Kuhl to allow development of a single-unit residential dwelling on a Timber Production Zone (TPZ) zoned property. The property, identified by Assessor's Parcel Numbers 011-030-055 and 011-030-058, consisting of 65.78 acres, is located on the south side of Wolf Creek Road, approximately five (5) miles east of the intersection with Ice House Road, within a Rural Region of El Dorado County, Supervisorial District 4. (County Planner: Bianca Dinkler, email: Bianca.Dinkler@edcgov.us) (Three action options are presented to the Planning Commission. One option would require further environmental analysis, and two options would find the project exempt from the requirement for the preparation of environmental documents according to California Environmental Quality Act (CEQA) Guidelines. Categorical Exemptions apply to classes of projects that have been determined to not have a significant effect on the environment (Section 15300). A project may otherwise be determined exempt by state statute (Section 15260 - 15285)) Agenda and Staff Reports are

available two weeks prior at <https://eldorado.legistar.com/Calendar.aspx>

Project Information is available online at <https://edc-trk.aspgov.com/etrakit/>. To view attachments, please login or create an E-Trakit account and search the project name or application file number in the search box.

All persons interested are invited to write their comments to the Planning Commission in advance of the hearing. 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.

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 comment received the day of the Commission meeting will be delivered to the Commission prior to any action.

COUNTY OF EL DORADO
PLANNING COMMISSION
KAREN L. GARNER, Executive Secretary
September 12, 2025
9/12

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