

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 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:

9/26

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 26th day of SEPTEMBER, 2025

Allison Rains

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 October 9, 2025, at 8:30 a.m., to consider the following: PLANNED DEVELOPMENT PERMIT REVISION/CONDITIONAL USE PERMIT/TENTATIVE PARCEL MAP TIME EXTENSION (PD-R21-0002/CUP21-0004/P-E25-0001/Creekside Plaza ARCO) submitted by Strauch Companies/Marc Strauch to replace the previously approved two-story commercial building at the northernmost portion of the property with a new ARCO am/pm convenience store of 2,880 square feet, a carwash of 3,325 square feet, a fuel canopy of 3,784 square feet with six (6) fuel dispensers, two (2) underground storage tanks, an amendment to the Uniform Sign Program, and related site improvements and landscaping. The property, identified by Assessor's Parcel Numbers 327-211-014, 327-211-016, and 327-211-025, consisting of 4.18 acres, is located on the northwest corner of the intersection of Forni Road and Missouri Flat Road in the Placerville area, within the El Dorado-Diamond Springs Community Region. Proposed revision would be located on APN 327-211-025 (1.89 acres), Supervisorial District 3. (County Planner: Bianca Dinkler, email: Bianca.Dinkler@edcgov.us) (Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15163, a

Supplemental Environmental Impact Report (SEIR) was prepared)

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 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
KAREN L. GARNER, Executive Secretary
September 26, 2025
9/26

15194