

# Mountain Democrat

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

## Proof of Publication of 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 Dr, 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:

6/14

### ALL IN THE YEAR 2021

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

Dated at Placerville, California, this 14<sup>th</sup> day  
of JUNE, 2021

*Allison Rains*

Signature

#### 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 29, 2021, at 2:30 p.m. to consider separate requests received from Woodcrest Real Estate Ventures and Divide Preservation Society & Cool Pilot Hill Advisory Committee appealing the Planning Commission's May 13,

2021 conditional approval of Design Review: DR19-0006/Cool General Retail to allow the construction and operation of a 9,100 square foot commercial retail building and associated driveway, parking lot, utilities, signage, and landscaping improvements. The property, identified by Assessor's Parcel Number 071-500-037, consisting of 1.69 acres, is located on the east side of California State Highway 49, south of the intersection with Northside Drive, in the Cool Rural Center, Supervisorial District 4. (County Planner: Evan Mattes, 530-621-5994) [An Environmental Impact Report (EIR) (State Clearinghouse No. 2020049050) consisting of a Draft EIR and Final EIR has been prepared for the project]

All persons interested are invited to write their comments to the Board of Supervisors in advance of the hearing. In light of COVID-19, all persons may be required to observe and participate in the hearing remotely as in-person attendance may be restricted depending on the current COVID-19 recommendations as the hearing date approaches. For the current remote options, including whether in-person attendance is allowed or a potential change in hearing location. If in-person attendance resumes, please check the meeting Agenda no less than 72 hours before the meeting, which will be posted at <https://eldorado.legistar.com/Calendar.aspx>. 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 of Supervisors at, or prior to, the public hearing. Any written correspondence should be directed to the County of El Dorado Board of Supervisors, 330 Fair Lane, Placerville, CA 95667 or via e-mail: [edc.cob@edcgov.us](mailto:edc.cob@edcgov.us).

COUNTY OF EL DORADO  
PLANNING COMMISSION  
TIFFANY SCHMID, Executive  
Secretary  
June 14, 2021  
6/14 9142